PART I

Section 1

GREENLEES

TOWN AND VILLAGE OF COBLESKILL NEW YORK

MASTER PLAN

A MASTER PLAN

for the

TOWN AND VILLAGE OF COBLESKILL, NEW YORK

PART I

Section 1

BASIC STUDIES AND SURVEYS

Prepared by

SARGENT-WEBSTER-CRENSHAW & FOLLEY

Architects Engineers Planners

2112 Erie Boulevard East
Syracuse, New York

This report was prepared under the Urban Planning Assistance Program for the New York State Department of Commerce. It was financed in part by the State of New York and in part through an Urban Planning Grant from the Housing and Home Finance Agency, under the provisions of Section 701 of the Housing Act of 1954, as amended.

PARTICIPATING STAFF AND CONSULTANTS

John V. Vatet, Director of Planning
Luis Guarin, Principal Planner
Romeo Supancic

Economic Consultants Organization, Inc.

December 26, 1964

Commissioner Keith S. McHugh
New York State Department of Commerce
112 State Street
Albany 7, New York

Dear Commissioner McHugh:

We are pleased to submit herewith the Master Plan Report, Part I, Section 1, Basic Studies and Surveys, for the Town and Village of Cobleskill, New York, which is a part of the planning program for the Town and Village. This planning program was accomplished over a two-year period under the sponsorship of the Town and Village of Cobleskill and the New York State Department of Commerce with the assistance of the Housing and Home Finance Agency under Section 701 of the Housing Act of 1954, as amended.

Regular monthly meetings were held with the Planning Board and excellent cooperation was achieved throughout the program. It is our hope that the work which has culminated in this report will be actively continued by the Planning Board in order to fulfill the future needs of the Town and Village.

To those many interested and dedicated officials and citizens who have contributed their time, counsel and information, we wish to express our appreciation.

Respectfully submitted,

SARGENT-WEBSTER-CRENSHAW & FOLLEY
Architects Engineers Planners

John V. Vatet
Director of City and Regional Planning

VILLAGE BOARD

Joseph McCarty, Mayor
William Sossel, Jr.
Edward Eldridge
Alfred Van Schoick
Floyd E. Snyder
Jacob Wildove, Attorney

TOWN BOARD

Ralph Karker, Supervisor
Sheldon Guernsey
Claude Clark
Merton Morland
Alfred Platt
Roger Mallery, Attorney

VILLAGE PLANNING BOARD

Kenneth K. Fake, Chairman
Cole Barnard
Edward Eldridge
William Sossel, Jr.
Robert Wingert, Secretary

TOWN PLANNING BOARD

Cole Barnard, Chairman
Kenneth K. Fake
William Purcell
Philip Schuyler, Jr., Secretary
Robert Wingert

Past Members

Clifford VanDervort
Floyd Snyder

MASTER PLAN CONTENTS

PART I

Section 2 - COMPREHENSIVE LAND USE PLAN

PART II

CAPITAL IMPROVEMENT PROGRAM

PART III

ZONING ORDINANCE

PART IV

SUBDIVISION REGULATIONS

PART I

Section 1

BASIC STUDIES AND SURVEYS

Part I, Section 1
BASIC STUDIES AND SURVEYS
Town and Village of Cobleskill, N. Y.

TABLE OF CONTENTS

	Page
HISTORICAL BACKGROUND	1
I POPULATION STUDY	3
A - General Trends 1900-1960	7
B - Sex and Age Distribution	7
C - Components of Population Changes	8
D - Population Forecast	9
E - Implications for Planning	10
II ECONOMIC BASE	25
A - Regional Orientation	27
B - Economic Profile	27
C - Sectors of the Economy	28
D - Community Finances	42
E - Action Program	63
III EXISTING LAND USE	67
A - Physical Characteristics	69
B - General Development Pattern	70
C - Land Use Analysis	77
IV CENTRAL BUSINESS DISTRICT	87
A - Existing Land Use	89
B - Present Parking and Circulation	89
C - Parking Evaluation	91
V TRANSPORTATION	95
A - Regional Transportation	97
B - Local Transportation System	98
C - Transportation System - Town of Cobleskill	99
D - Transportation System - Village of Cobleskill	101
E - Proposed Route 7 Relocation	102
VI PUBLIC UTILITIES AND SERVICES	109
A - Water Supply	111
B - Sewer System	123
C - Refuse	127
D - Services	128
VII COMMUNITY FACILITIES	131
A - Education	133
B - Recreation	134
C - Public Buildings	139
VIII NEIGHBORHOOD ANALYSIS	143
A - Town of Cobleskill	145
B - Village of Cobleskill	149
IX SUMMARY	155
X APPENDIX	165
A - Population	171
B - Economic Base	185
C - Public Utilities	209
D - Neighborhood Analysis	217

LIST OF

TABLES - CHARTS - MAPS

Page

POPULATION STUDY

Charts

1) Projected Distribution of Population by Sex and Age - (Village) 1960-1980 — 11
2) Projected Distribution of Population by Sex and Age - (Town) 1960-1980 — 13
3) Sex and Age Distribution - 1950-1960 (Village) — 15
4) Sex and Age Distribution - 1950-1960 (Town) — 17
5) Projected Distribution of Population by Sex and Age - 1910-1980 (County, Village, and Town) — 19

Tables

P-1 Percent Changes in Population (Town and Village and Comparison Areas) — 21
P-2 Selected Characteristics of the Population (Town and Village and Comparison Areas — 22
P-3 Natural and Migration Change by Sex and Age Group (Village) 1950-1960 — 23
P-4 Natural and Migration Change by Sex and Age Group (Town) 1950-1960 — 24

APPENDIX A

Tables

AP-1 Population Changes (Village and Town) — 173
AP-2 Estimated and Share of Population, 1910-1980 (Village, Town, and County) — 174
AP-3 Density Per Square Mile (Village and Town and Comparison Areas) — 175
AP-4 Percent Sex and Age Distribution (Village and Town) 1950-1960 — 176
AP-5 Rate of Population Change by Sex and Age Group (Village) — 177
AP-6 Rate of Population Change by Sex and Age Group (Town) — 177
AP-7 Fertility Ratios (Village, Town and Comparison Areas) 1950-1960 — 178
AP-8 Population Mobility (Village, Town and Comparison Areas) 1955-1960 — 179
AP-9 Means of Transportation and Place of Work (Village and Town) 1960-1980 — 180
AP-10 Percent Distribution of Population by Sex and Age Group - 1960-1980 — 181
AP-11 Sex and Age Distribution - Town and Village of Cobleskill - 1950-1960 — 182
AP-12 Present and Anticipated Distribution of Population by Sex and Age Groups - Village of Cobleskill - 1960-1980 — 183
AP-13 Present and Anticipated Distribution of Population by Sex and Age Groups - Town of Cobleskill - 1960-1980 — 184

ECONOMIC BASE STUDY

Charts

1) Changes in Agriculture, 1950/54/59 - Village and Town of Cobleskill — 29
2) Manufacturing Employment - Village and Town of Cobleskill - 1960 — 31
3) Retail Trade Employment - Village of Cobleskill and Comparison Areas - 1948/59 — 35
4) Selected Services Employment - Village of Cobleskill and Comparison Areas - 1948/58 — 37
5) Annual Payroll - State University of New York - 1952/62 — 39
6) Revenues - Village and Town of Cobleskill - 1952/61 — 43
7) Expenditures - Village and Town of Cobleskill - 1952/61 — 45

Tables

EB-1 Family Income in 1959 - Village and Town of Cobleskill 47
EB-2 Type of Employment - Village and Town of Cobleskill - 1960 48
EB-3 Employment Status - Village and Town of Cobleskill - 1960 49
EB-3A Employment Status, Female Persons, Village and Town of Cobleskill - 1960 50
EB-4 Occupation of Employees - Village and Town of Cobleskill - 1960 51
EB-4A Occupation of Female Employees, Village and Town of Cobleskill - 1960 52
EB-5 Industry of Employed Persons - Village and Town of Cobleskill - 1960 53
EB-6 Retail Trade Sales - Village of Cobleskill and Comparison Areas - 1948-1958 54
EB-7 Retail Trade Employment - Village of Cobleskill and Comparison Areas - 1948-1958 55
EB-8 Annual Payroll - State University of New York - 1952-1962 56
EB-9 Volume of College Business with Cobleskill Merchants - 1961-1962 57
EB-10 Assessed Valuation of Fully Taxable Real Property - Village of Cobleskill - 1952-1961 58
EB-11 Assessed Valuation of Real Property - Town of Cobleskill - 1952-1961 59
EB-12 Constitutional Debt Limit - Village of Cobleskill - 1952-1961 60
EB-13 Constitutional Debt Limit - Town of Cobleskill - 1952-1961 61
EB-14 Real Property Tax Rates - Town and Village of Cobleskill - 1953-1962 62

APPENDIX B

Tables

AEB-1 Estimated Per Capita Income, Residents of Schoharie County and Comparison Areas - 1952-1961 187
AEB-2 Labor Availability - Cobleskill Labor Market - 1952 and 1963 188
AEB-3 Means of Transportation, and Place of Work, Village and Town of Cobleskill: 1960 189
AEB-4 Changes in Agriculture - Town of Cobleskill - 1950-1959 190
AEB-5 Agricultural Production - Town of Cobleskill - 1959 191
AEB-6 Manufacturing, Village of Cobleskill and Comparison Areas: 1958 192
AEB-6A Manufacturing Employment, Village and Town of Cobleskill - 1960 193
AEB-7 Revenues - Village of Cobleskill - 1952-1961 194
AEB-8 Revenues - Town of Cobleskill - 1952-1961 195
AEB-9 Expenditures - Village of Cobleskill - 1952-1961 196
AEB-10 Expenditures - Town of Cobleskill - 1952-1961 197
AEB-11 Selected Services - Village of Cobleskill and Comparison Areas - Number of Establishments - 1948-1958 198
AEB-12 Village of Cobleskill and Comparison Areas - Total Receipts - 1948-1958 198
AEB-13 Selected Services Employment - Village of Cobleskill and Comparison Areas - 1948-1958 199
AEB-14 Selected Services, Village of Cobleskill: 1963 200
AEB-15 Retail Trade Establishments - Village of Cobleskill and Comparison Areas - 1948-1958 201
AEB-16 Retail Trade Establishments by Kind of Business, Village of Cobleskill: 1963 202
AEB-17 Constitutional Real Estate Tax Limit Provisions - Village of Cobleskill - 1952-1961 203
AEB-18 Total Tax Levy and Tax Collection Performance - Village of Cobleskill - 1952-1961 204
AEB-19 Outstanding Debt - Village of Cobleskill - 1952-1961 205
AEB-20 Real Property Taxes and Assessments - Town of Cobleskill - 1952-1961 206

AEB-21 Outstanding Debt - Town of Cobleskill - 1952-1961 207
AEB-22 Total Itemized Spending by 279 Students in Cobleskill, Week of April 22-29, 1963 208

EXISTING LAND USE

Tables
LU-1 Summary of Land Uses - Town of Cobleskill - 1963 78
LU-2 Summary of Land Uses - Village of Cobleskill - 1963 83

Maps
1) Existing Land Use - Town of Cobleskill - 1963 79
2) Existing Land Use - Village of Cobleskill - 1963 85

CENTRAL BUSINESS DISTRICT

Tables
CBD-1 Summary of Land Uses in the Central Business District by Floor - Village of Cobleskill - 1963 89
CBD-2 Existing Parking Spaces in the Central Business District - Village of Cobleskill - 1964 90
CBD-3 Present Floor Area in the CBD - Village of Cobleskill 91

Map
1) Existing Land Use - Central Business District - Village of Cobleskill 93

TRANSPORTATION

Table
T-1 "Annual Average Daily Traffic Volume - Selected Roads - Town of Cobleskill" 100

Map
1) Existing Thoroughfares - Town and Village of Cobleskill 103

Charts
a. "Twelve Hour Traffic Flow Chart" (1961 Origin and Destination Survey, Route 7 Relocation, Cobleskill, New York, New York State Department of Public Works, January, 1961) 105
b. "Composition of Traffic" 107

PUBLIC UTILITIES AND SERVICES

Tables
PU-1 "Sources of Water - 1960" 112
PU-2 "Variations in Water Consumption - Village of Cobleskill" 114

Maps
1) Water Supply - Village of Cobleskill 115
2) Water Supply - Town of Cobleskill 117

Charts
a. "Water Supply - Hydraulic Profile" 119
b. "Monthly Water Consumption and Variation in Reservoir Level - 1955-1959" 121

APPENDIX C

Sources of Water - Wells: Stratigraphic Data 211
Existing Waterworks: 1) The Reservoir, 2) Filtration Plant, 3) Transmission Main, 4) Distribution System, 5) Storage Reservoir 211

Table
APU-1 "Water Analysis - Village of Cobleskill" 214

Chart
"Mass Curve of Runoff - 1956-1957" 215

Sewer System 123

Table
PU-3 "Sewage Disposal - 1960" 124

Map
1) Sewer System - Village of Cobleskill 125

COMMUNITY FACILITIES

Tables
CF-1 Summary of Recreational Facilities - Village of Cobleskill 140
CF-2 Summary of Recreational Facilities - Town of Cobleskill 141

Maps
1) Existing Community Facilities - Village of Cobleskill 135
2) Existing Community Facilities - Town of Cobleskill 137

NEIGHBORHOOD ANALYSIS

Tables
NA-1 Condition of Residential Structures - Town 146
NA-2 Condition of Residential Structures - Village 150
NA-3 Summary of Residential Structures - Condition by Neighborhood - Village 154

Maps
1) Town - Structural Condition 147
2) Village - Structural Condition 151

APPENDIX D

Tables
ANA-1 Condition of Residential Structures - Selected Areas - Town of Cobleskill 219
ANA-2 Residential Structural Condition by Neighborhoods - Village of Cobleskill 220

BASE MAPS

1) Cobleskill Region 5
2) Base Map - Town of Cobleskill 167
3) Base Map - Village of Cobleskill 169

TOPOGRAPHIC MAPS

1) Topography - Town and Village of Cobleskill 71
2) Steep Slope - Town and Village of Cobleskill 73
3) Drainage - Town and Village of Cobleskill 75

HISTORICAL BACKGROUND

POPULATION STUDY

A - General Trends - 1900-1960

B - Sex and Age Distribution

C - Components of Population Change

D - Population Forecast

E - Implications for Planning

COBLESKILL REGION

SARGENT - WEBSTER - CRENSHAW & FOLLEY
ARCHITECTS ENGINEERS PLANNERS

SCALE 1" = 4 MILES

1963

NORTH

The preparation of this map for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

POPULATION STUDY

For the Cobleskill area, decisions affecting the growth of the State University unit will have a major impact on the future of the area. Positive decisions to expand the State University will mean that more housing will be required, more money will be spent in area stores, and more local services will be used and patronized.

Adjustment of this area to an external force such as the State University will determine the rate of future development. Requirements will grow for public facilities and utilities, a strain will be placed on the supply of labor, and land usage will increase.

Although the Town and Village of Cobleskill are located in a declining area, their future is less linked with local factors than any other place in Schoharie County. The growth of population in the Cobleskill area will be reflected in the need for additional retailing, distribution and service facilities.

A. GENERAL TRENDS 1900 - 1960

The Town and Village of Cobleskill are located in an area generally marked by population declines since 1900. In fact, the population of Schoharie County actually dropped from 26,854 in 1900 to 22,616 in 1960. The Town of Cobleskill has had little change in population over the same period, recording 1,491 persons in 1910 and 1,493 in 1960. On the other hand, the Village of Cobleskill has had a substantial rise in population over the 50 years from 2,088 in 1910 to 3,471 in 1960. (See Table A.P-1)

The Village had percentage population gains ranging from 7.6 percent in the '20's to 22.6 percent in the '40's, while the Town had losses from 1910 to 1920, 1920 to 1930, and from 1950 to 1960. (See Table P-1)

Cobleskill's expansion over the last 50 years has been in the forefront of growth compared with similar villages in nearby communities. The Town has, however, been as weak as, if not weaker, in terms of population change than similar areas. (See Table P-1)

Expansion of population in the Village is largely attributable to its position as a trading center, and to the presence of a unit of the State University. Losses in the Town reflect the declining position of agriculture in the county, as well as in nearby counties.

The extremely high population per square mile, of 2,314 in 1960, in the Village is further indication of the presence of the unit of the State University in the area, while the density of population was only 51.3 in the Town.

In 1960, students, resident and non-resident faculty, staff and administration accounted for 16.6 percent of the population of Town and Village combined. This large concentration of population by one institution, plus anticipated expansion in the next 10 and 20 years, indicates that acreage for other than educational purposes will be somewhat limited in the future. New housing expansion will, therefore, be oriented at least as much for the Town as for the Village.

B. SEX AND AGE DISTRIBUTION

Because of the presence of the unit of the State University, the proportion of population in the 15 to 24 age group was extremely high in 1960, or 22.0 percent of all males and 20.4 percent of all females. Only 13.4 percent males and females in the Town were in this age group. (See Table A.P-4)

On the other hand, the size of the 5 to 14 age group was much larger in the Town than in the Village. This held because of the presence of more couples and a greater proportion of children. Most interesting is a very large count of women aged 65 and over in the Village. The proportionate size of this group, 18.4 percent in 1960, was a reflection of the presence of five nursing homes, mostly for elderly females, in the Village.

Between 1950 and 1960, the proportionate importance of both the 15 to 24 age group of males and females, and the over 65 females increased substantially in the Village while in the Town little change in the distribution of population took place over the last 10 year period.

The presence of students was responsible for the fairly low size of household in the Village, while the location of faculty and staff caused the average educational attainment to be higher than in nearby areas. (See Table P-2). Both Town and Village have a small percentage of population of foreign stock or non-white, an indication of a relatively homogeneous type of population.

C. COMPONENTS OF POPULATION CHANGES

Population changes are attributable to natural and migrant factors. Population growth takes place as births exceed deaths, and as the number of in-migrants is greater than the number of out-migrants.

The number of births is an indication of the size and fertility of the child-bearing age group of women aged 15 to 49. Deaths are a reflection of the age distribution of the population. Migration is affected by employment opportunities locally and in nearby areas.

Despite a gain of 8.2 percent in population from 1950 to 1960, the Village had an out-migration rate of 1.4 percent for the entire county.

In the Village of Cobleskill, the bulk of in-migration was in the 15 to 24 age group, and in the 65 and over age groups (Table P-3). The rate of migration gain for these age groups ran from 27.3 percent for 65 and over females and 64.5 percent for females aged 15 to 24. For males in the corresponding age groups, rates of gain were 43.4 and 58.0 percent, respectively. (See Table A.P-5)

The gains in the younger age group are, of course, a result of the expansion of the State University while the requirement nature of the area caused the increase for the over 65 group. Losses for most of the other age groups are attributable to declines in factory and agricultural employment during the '50's. In the Town, nearly every age group showed out-migration over the ten-year period. (See Tables P-4 and A.P-6)

On the other hand, rising fertility caused an increase in the size of the under 14 age group in the Village and about offset migration losses for this age group in the Town. Therefore, a smaller number of persons in the productive age group from 24 to 64 have to support a rising number of school-age-children. In addition, other facilities are required by the growing younger and the older age groups.

The ratio of births to deaths (an indicator of family formation) was low in the County (1.6 to 1) and in the Village (1.8 to 1) but was significantly high (2.3 to 1) in the Town excluding the Village in the '50's. The low birth rate in the Village was reflected in a fertility rate of 366 compared with 557 for the Town outside the Village. The fertility rate (the number of children under the age of 5 for each 1,000 women aged 15 to 49) is a measure of the number of marriages, the age of the parents, the proportion of childless marriages and the size of family.

The extremely low fertility rate in the Village reflected the presence of many unmarried students in the area. On the other hand, a high fertility rate in the Town is an indication of both its suburban and agricultural characteristics. (See Table A.P-7)

The heavy attraction of the State University unit on population in-migration is indicated in Table A.P-8. Some 28.0 percent of the population whose residence in 1955 was different than in 1960 came from distant counties. Such a high proportion again points to the impact of the State University.

An inescapable conclusion to be drawn from this population data is that the Cobleskill area is more and more oriented to the growth of the State University unit and an

influx of young students, as well as faculty and staff. The needs of these groups vary widely from those supplied other types of in-migrants (as discussed in Part VI of this report). Also, it should be noted that commuting beyond the county is not particularly significant either for the Town or Village. (See Table A.P-9)The growing size of the over 65 age group is related closely to the expansion of nursing homes in the area.

D. POPULATION FORECAST

In both the Town and Village, the college will be the single most important factor influencing future growth. The county has less opportunity than surrounding areas for a major expansion of industrial and commercial development. The Office of Regional Development of the State of New York has projected that no population growth will take place in Schoharie County from 1960 to 1980, although substantial expansion is expected in the Upper Hudson area in the next 20 years.

In the 1950's, the increase in enrollment of non-resident students at the college accounted for all of the gain in population for Town and Village combined. The addition of non-resident faculty, staff and administrative personnel and their families affect what otherwise would have been a loss in population.

As shown in Table A.P-11, a substantial gain in population by 1970 is projected for the Village, while a rise is also anticipated for the Town. This gain is almost entirely a reflection of the growth of the College's non-resident enrollment, and of the employment of non-resident personnel. The gain by 1970 of both Town and Village may be expected to consist of the following:

+ 725 to 745	more non-resident enrollment
178	more faculty staff and their families
550	natural gain
-250	non-college out-migration
+1,203 to +1,223	Gain for both Town and Village

By 1970, such a population gain will mean that enrollment at the State University, plus staff and administration, including families, will account for 29.9 percent of total Town and Village population combined. Continued gains in enrollment by 1980 will boost this impact to 37.0 percent.

E. IMPLICATIONS FOR PLANNING

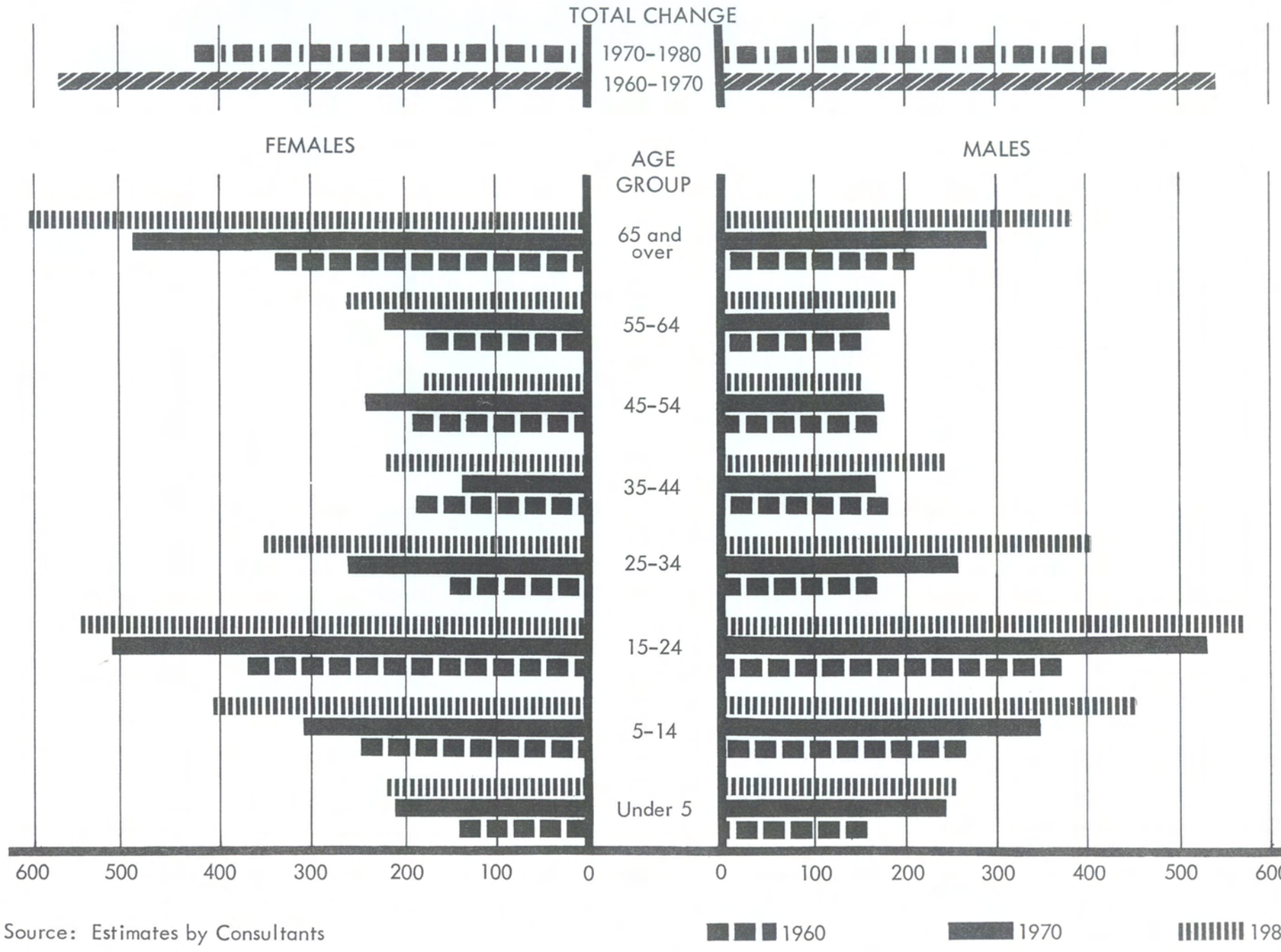
Population estimates by sex and age group for 1970 and 1980 are shown on Tables A.P-12/13 and the percentage distribution is indicated on Table A.P-10. For each age group expected change in population is contrasted with the same age group 10 years earlier. A continuation of present fertility trend would thus see an expansion of the under 14 age groups in both Village and Town. Heavy growth of the 15-34 age group reflects addition of students and staff at the State University. The impact of the changes in population distribution, as shown on Table A.P-10 is clearly associated with students and elderly persons.

Growth of the 5-14 age group of 180 in the Village and 29 in the Town would mean the addition of some 6 classrooms, assuming dropouts. The predicted heavy growth of the 15 to 24 age groups will increase requirements for recreational and library facilities.

Continued gain in the over 65 group by some 440 over the next 20 years in the Village and 75 in the Town will form the basis for further expansion and establishment of nursing homes, housing for the elderly, additional hospital and medical facilities, as well as spectator and indoor types of recreation.

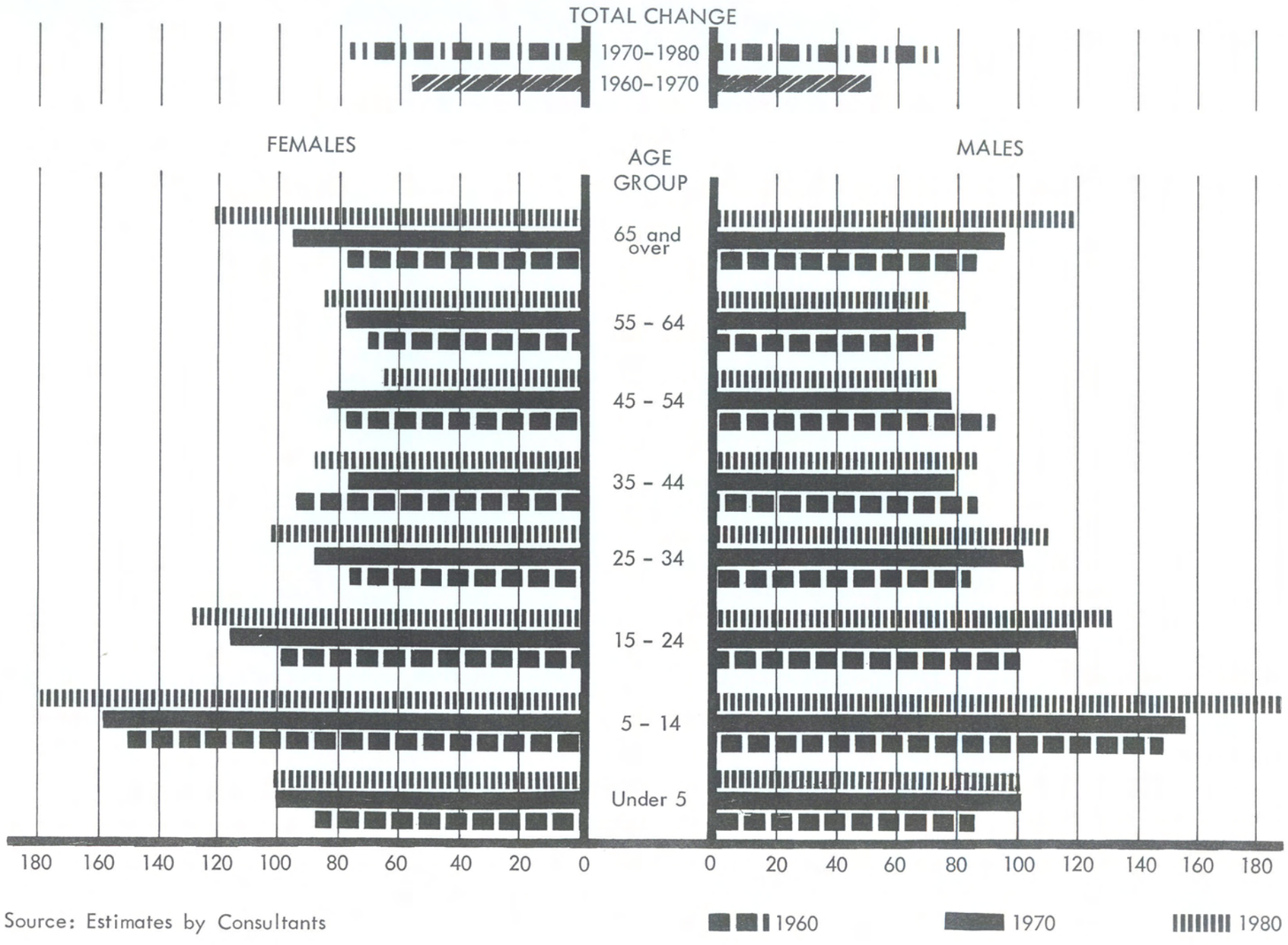
Excluding the increased enrollment of some 725 in the State University between 1960 and 1970, and about 550 more in the '70's, total population gain would be 675 in the Village and 250 in the Town.

PROJECTED DISTRIBUTION OF POPULATION BY SEX AND AGE
VILLAGE OF COBLESKILL
1960 - 1980



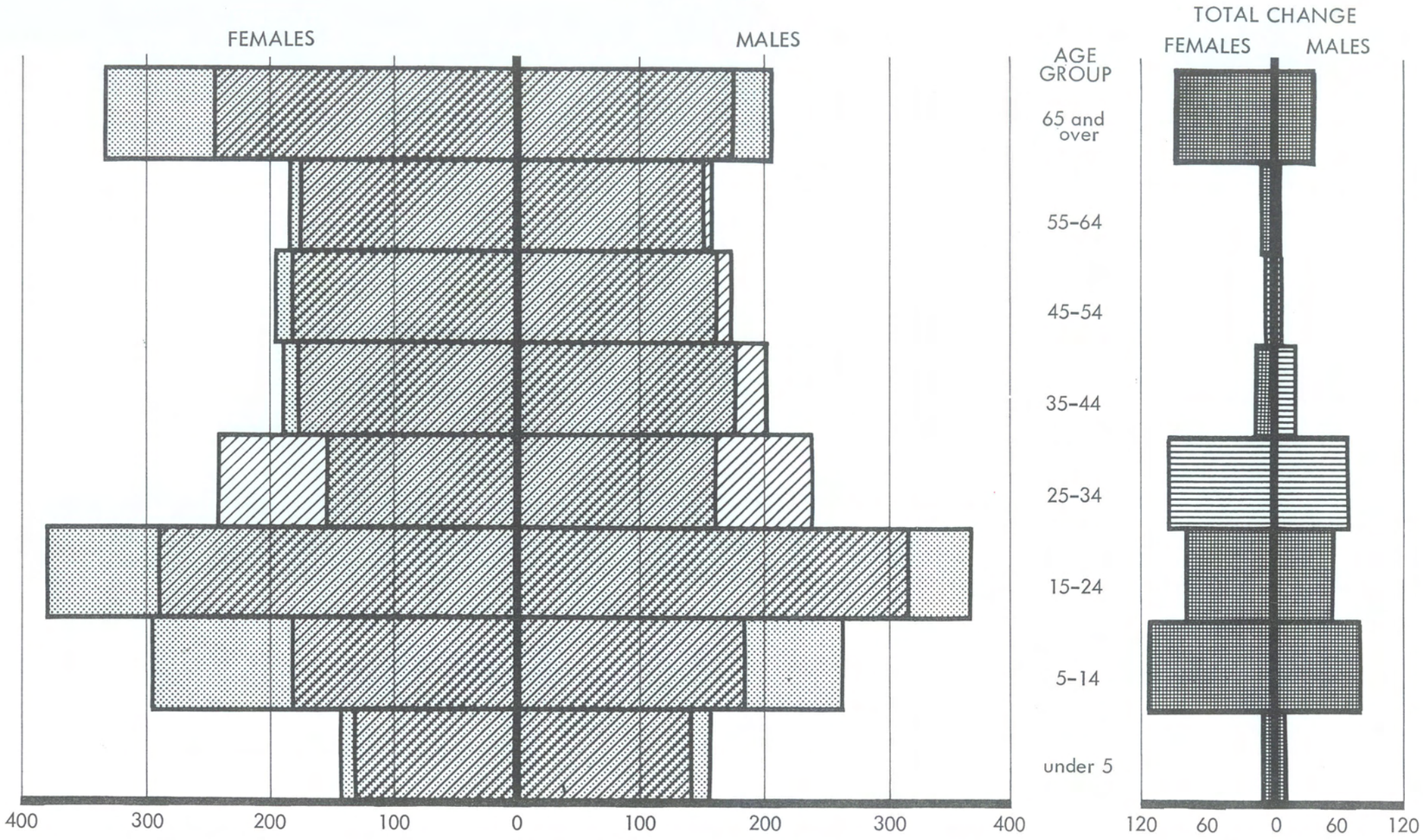
Source: Estimates by Consultants

PROJECTED DISTRIBUTION OF POPULATION BY SEX AND AGE
TOWN OF COBLESKILL
1960 - 1980



Source: Estimates by Consultants

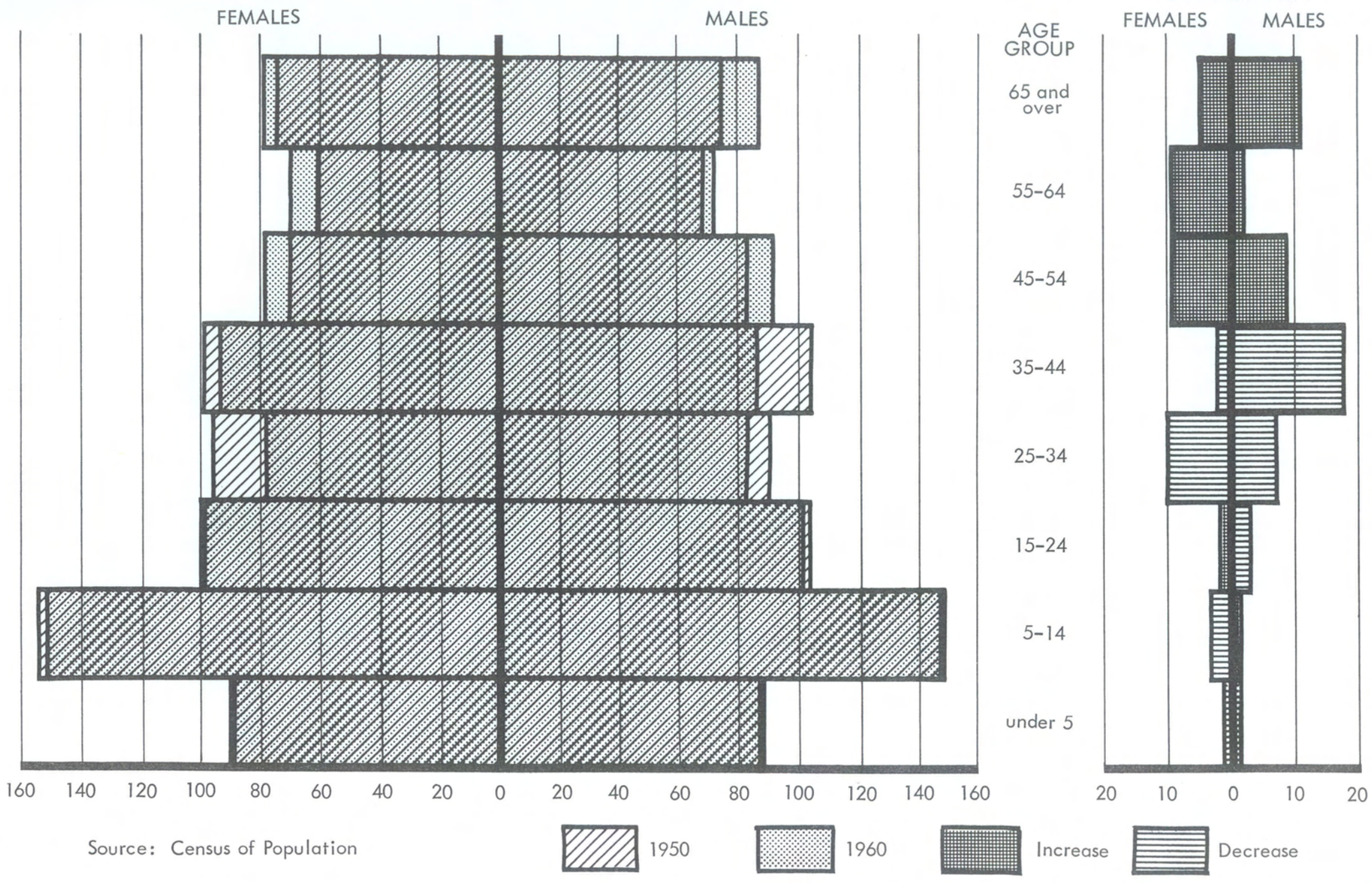
POPULATION DISTRIBUTION BY SEX AND AGE
VILLAGE OF COBLESKILL
1950 - 1960



Source: Census of Population

1950 1960 Increase Decrease

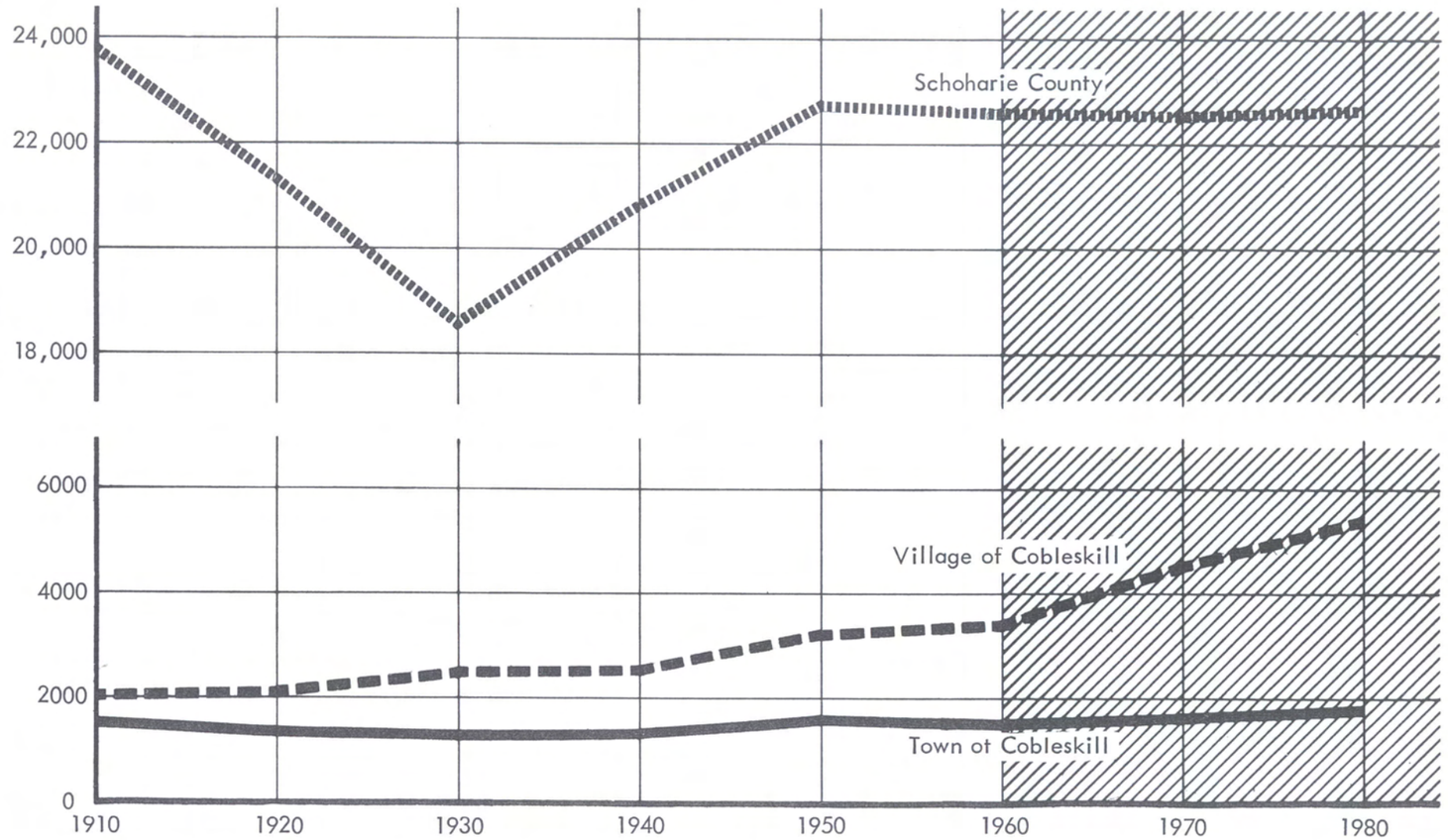
POPULATION DISTRIBUTION BY SEX AND AGE
TOWN OF COBLESKILL
1950–1960



Source: Census of Population

1950 1960 Increase Decrease

POPULATION CHANGE AND FORECAST FOR
TOWN AND VILLAGE OF COBLESKILL AND SCHOHARIE COUNTY
1910 - 1980



Source: Census of Population; Office of Regional Development;
Estimates by Consultants.
Estimates of County population from Office of Regional Development

TABLE P-1

PERCENTAGE CHANGES IN POPULATION
VILLAGE AND TOWN OF COBLESKILL AND COMPARISON AREAS

Year	Village of Cobleskill	Town of Cobleskill	Village of Coxsackie	Town of Coxsackie	Village of Cooperstown	Town of Oneonta	Schoharie County
1900-1910	N.A.	N.A.	N.A.	N.A.	N.A.	-85.4	-11.2
1910-1920	11.6	-7.4	-17.6	-29.0	9.7	22.5	-10.7
1920-1930	7.6	-0.1	3.5	8.1	6.7	44.5	- 7.7
1930-1940	8.9	0.1	7.2	90.0	-11.9	15.5	5.8
1940-1950	22.6	8.1	15.7	10.4	4.9	31.2	9.1
1950-1960	8.2	-5.4	4.7	-1.8	-6.8	16.0	-0.4

Source: Census of Population

TABLE P-2

SELECTED CHARACTERISTICS OF THE POPULATION
VILLAGE AND TOWN OF COBLESKILL AND COMPARISON AREAS
1960

	Village of Cobleskill	Town of Cobleskill	Village of Coxsackie	Town of Coxsackie	Village of Cooperstown	Town of Oneonta
Persons per Household	3.1	3.3	3.3	3.2	2.6	3.1
Median School Year Completed	11.1	9.3	9.9	9.5	10.8	N.A.
Percent Foreign Stock	10.5	14.6	20.9	24.6	11.7	N.A.
Percent Non-white	0.5	0.4	6.2	6.2	0.3	0.6

Source: Census of Population

TABLE P-3

NATURAL AND MIGRATION CHANGE BY SEX AND AGE GROUP
VILLAGE OF COBLESKILL
1950 - 1960

Males	Natural Change and Age Movement	Migration Change	Total Change
Under 5	31	-18	13
5 - 14	134	-55	79
14 - 24	-127	182	55
25 - 34	77	-140	-63
35 - 44	25	-45	-20
45 - 54	22	-26	-4
55 - 64	-3	2	-1
65 and over	-43	75	32
Total	116	-25	91
Females			
Under 5	25	-19	6
5 - 14	116	-48	68
15 - 24	-113	189	76
25 - 34	49	-136	-87
35 - 44	59	-47	12
45 - 54	-15	18	3
55 - 64	8	-3	5
65 and over	22	67	89
Total	151	21	172

Source: Census of Population; Office of Vital Statistics, New York State Department of Health

TABLE P-4

NATURAL AND MIGRATION CHANGES BY SEX AND AGE GROUP
TOWN OF COBLESKILL

Males	Natural Change and Age Movement	Migration Change	Total Change
Under 5	16	-17	-1
5 - 14	34	-33	1
15 - 24	43	-46	-3
25 - 34	11	-19	-8
35 - 44	-15	-3	-18
45 - 54	17	-8	9
55 - 64	8	-6	2
65 and over	-6	17	11
Total	108	-115	-7

Females			
Under 5	7	-8	-1
5 - 14	22	-25	-3
15 - 24	56	-25	1
25 - 34	1	-20	-19
35 - 44	-3	1	-2
45 - 54	27	-18	9
55 - 64	5	4	9
65 and over	3	2	5
Total	118	-119	-1

Source: Census of Population; Office of Vital Statistics, New York State Department of Health

ECONOMIC BASE

A - Regional Orientation

B - Economic Profile

C - Sectors of the Economy

D - Community Finances

A. REGIONAL ORIENTATION

Founded in 1752, the Village of Cobleskill is surrounded by a Town which is predominantly rural in nature. Cobleskill is the largest community in Schoharie County, which covers an area of 625 square miles in the central part of eastern New York State. Schoharie County is classified by the New York State Department of Commerce as part of the Capital District. The largest nearby cities are Schenectady and Albany, the State Capitol.

Agriculture dominates the area's economy, with 58 percent of the land in the county being devoted to farm production. The impact of agriculture on Cobleskill is evidenced by the two local milk receiving plants, the five feed stores, Mountain Dairy Inc. (processing plant), GLF Campus (Farm Supply), and the two farm equipment dealers.

Because of its highway and rail connections, the Village of Cobleskill has developed into the county's principal trading center. Within a 25-mile radius of the Village are 31 small communities with a total 1960 population of 48,000. This would indicate a trading area containing approximately 15,000 families.

Cobleskill is the home of a unit of the State University. This is the Agricultural and Technical Institute, a two-year college, with an expanding enrollment and several new campus buildings under construction. There are ten colleges and universities within a 50-mile radius of Cobleskill.

In the immediate vicinity of Cobleskill Village are two underground caves which have considerable tourist appeal. Howe Caverns and Secret Caverns, both open to the public, attract paying customers to the area and undoubtedly induce extra revenue for local trade and service establishments.

As a part of Schoharie County, which has been declared a "redevelopment area", Cobleskill is qualified to receive Federal assistance under Public Law 82-27.

B. ECONOMIC PROFILE

Personal Income

During a ten-year period from 1952 to 1961, the estimated per capita personal income of the residents of Schoharie County showed a much slower rate of growth than that which occurred in other parts of New York State. In addition, there was a downward shift in Schoharie's personal income relative to that of the rest of the counties in the Capital District. (See Appendix Table AEB-1)

In 1961, per capita personal income in all upstate New York counties was 27 percent higher than in 1952. In Schoharie County, however, the improvement was only 16 percent for the same period.

In 1952, Schoharie ranked sixth among the seven Capital District counties in terms of personal income. By 1961, the county had dropped to seventh and last place.

Although these are county-wide trends, they can be taken as an indication of unfavorable changes in the economic welfare of residents of the Town and Village of Cobleskill. That the income level is low is indicated by the fact that in 1959, six out of every ten families in the Town of Cobleskill had an income below $6,000 a year. Only one out of ten families received more than $10,000 income for the year, a percentage generally lower than in areas of similar size. Median family income was $5,454 in the Village, as compared to $4,804 in the Town, excluding the Village. Higher income in the Village reflects the presence of faculty and staff members of the unit of the State University of New York. (See Table EB-1)

Characteristics of the Labor Force

In 1960, there were 1700 employed persons in the Town and Village of Cobleskill. Three-fifths of these were in private employment. About 17 percent worked for some branch of government, mostly for the State University of New York, while 18 percent were self-employed. (See Table EB-2)

The male labor force in the Town and Village of Cobleskill in 1960 comprised 1224 individuals out of the 1800 males aged 14 and over. Almost 5 percent of the male workers in the Village were unemployed, as compared to 12 percent of those in the Town. The higher unemployment rate in the Town is an indication of its agricultural character with more unemployment in the Spring than in the Summer months. About 45 percent of the males not in the labor force were at that time enrolled in elementary and and secondary schools as well as in the State University, and a third were over the age of 65.

In 1960, about 30 percent of the females 14 and over in Cobleskill were in the labor force. This fairly low proportion is an indication of the lack of employment in factory and service industries for women. Females had a much lower rate of unemployment than males, with only 27 being out of work at the time. In the Cobleskill female labor force, there were 354 married women, which was 60 percent of the total. (See Table EB-3)

Of the 1136 employed male workers in Cobleskill in 1960, the largest single occupation numerically was that of craftsmen and foremen at nearby factories and cement plants. Two other large groups included professional and technical workers and managers and officials, many self-employed or employed by the State University. There was relatively little employment of men as laborers and as service workers. The distribution of male employees by occupation reflects the importance of industry, retail trade, services and agriculture in the Cobleskill economy.

Of the 565 employed female workers, 136 or nearly one-fourth were clerical workers. There was also substantial employment of women in services and in manufacturing. (See Table EB-4)

The distribution of employed persons by industry shows that the main forms of local economic activity are manufacturing, trade, services, and agriculture. (See Table EB-5) With recent factory closings, the role of manufacturing is diminishing. On the basis of 1960 data, workers in Cobleskill were divided approximately as follows:

Manufacturing	19%
Retail Trade	16%
Educational, Hospital, and Professional Services	14%
Selected Services	10%
Agriculture	10%

A file count of the individuals registered at the New York State Employment Office in Cobleskill shows that the available labor supply fluctuates between about 300 in the warm weather months to about 650 or 700 in January and February. (See Appendix Table AEB-2)

C. SECTORS OF THE ECONOMY

Agriculture

In line with national trends, the Town of Cobleskill is experiencing a decline in its agricultural economy, in terms of producing farm units, total land in agricultural use, and kinds of farm output.

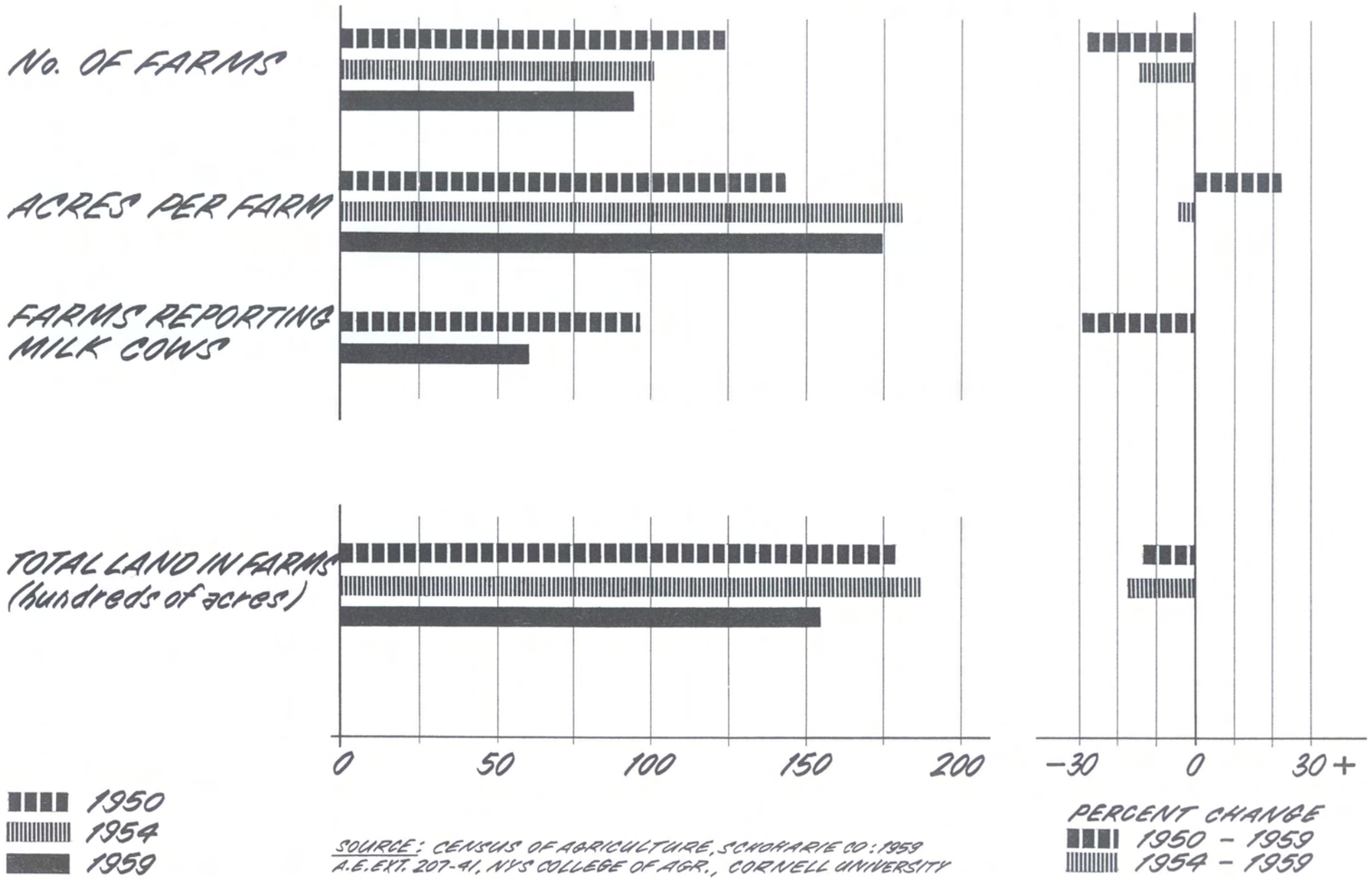
During the period from 1950 to 1959, there was a 28 percent reduction in the number of farms in Cobleskill. As these farms ceased to operate as separate units, there was a concurrent increase of 22 percent in the average number of acres per farm of the remaining farms. In 1959, the 89 farms in the Town of Cobleskill averaged 175 acres each, as contrasted to the 144-acre average of the 124 farms operating in Cobleskill in 1950. (See Appendix Table AEB-4)

However, despite the growth in the average size of farms, there was still an overall reduction of 13 percent in total land in farms. This indicates that not all farms which go out of business are absorbed by the remaining farmers. Between 1950 and 1959, about 2300 acres of land in Cobleskill were withdrawn from agricultural use.

From 1950 to 1959, there was a 29 percent decline in the number of Cobleskill dairy farms, although the size of the average herd in the Town has been increasing. The average herd on local dairy farms now numbers about 30, which is above the county-wide average of 23.

CHANGES IN AGRICULTURE

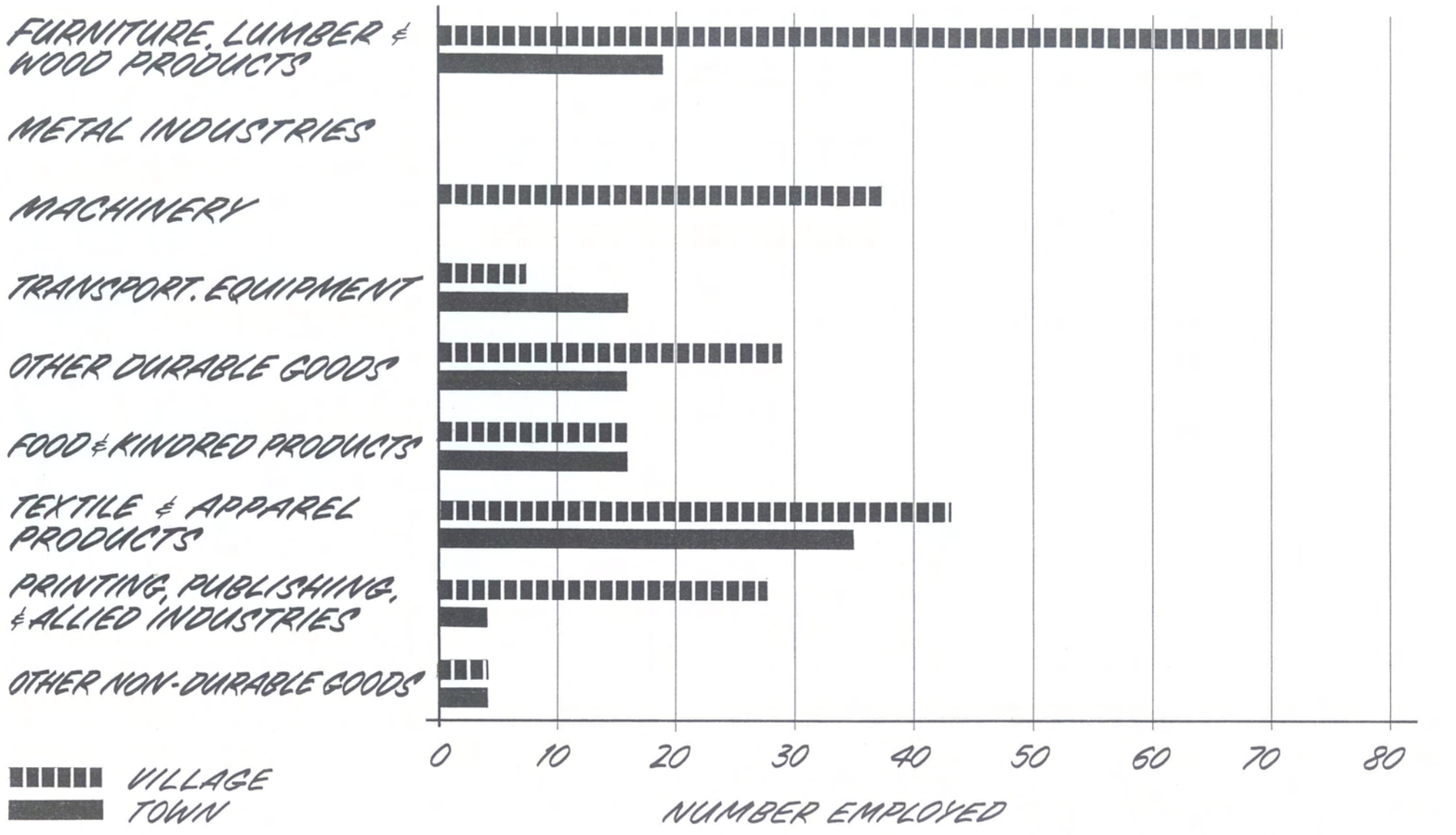
TOWN OF COBLESKILL • 1950 - 1959



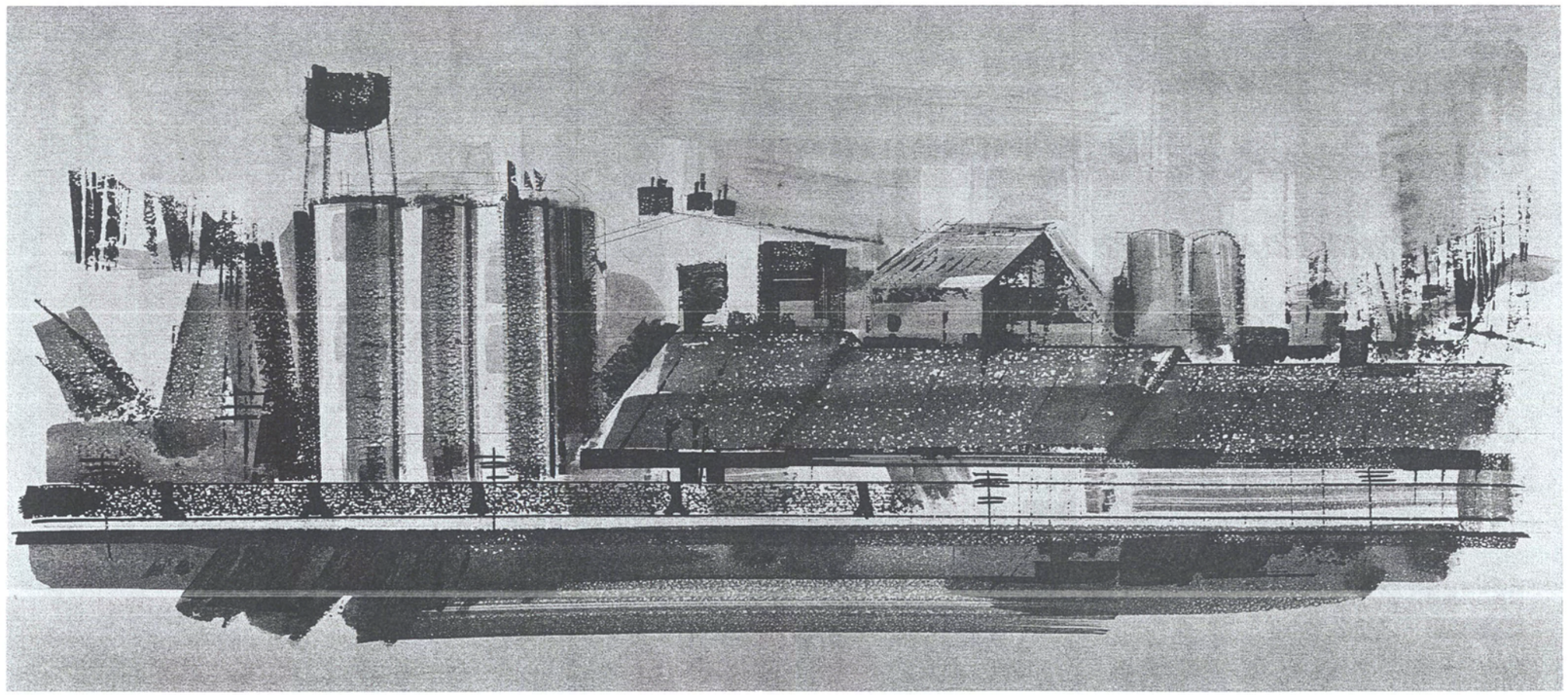
SOURCE: CENSUS OF AGRICULTURE, SCHOHARIE CO: 1959
A.E. EXT. 207-41, NYS COLLEGE OF AGR., CORNELL UNIVERSITY

MANUFACTURING EMPLOYMENT

VILLAGE AND TOWN OF COBLESKILL, N.Y. · 1960



SOURCE: US BUREAU OF THE CENSUS, US BUREAU OF POPULATION 1960



The types of field crops grown in the Town of Cobleskill -- mostly hay, corn, and oats -- emphasize the dominance of dairying as the chief farm activity. (See - Appendix Table AEB-5. There is no significant production , of fruit, vegetables, or poultry.

Despite its reduced level in Cobleskill, agriculture still has a relatively great economic significance, especially in the absence of any sizable manufacturing activity or other non-agricultural source of income. Town farmers are a major factor in supporting local retail trade and service activity and in supplying public revenue through real property taxes.

Manufacturing

Schoharie County has a very low level of manufacturing activity. In 1958, Schoharie accounted for only 1.4% of the value added by manufacture in the Capital District. At that time,there were 30 manufacturing firms in the County, employing 1,054 workers. Of this number of firms, 7 were located in the Village of Cobleskill, and had a total employment of 335. These 7 firms in Cobleskill added $2,673,000 of value by manufacture, and in 1958 paid out $1,340,000 to their employees.

The 1958 situation contrasts somewhat unfavorably with that of 1954, when 12 of the 36 manufacturing firms in Schoharie County were located in the Village of Cobleskill, and at that time employed 377 persons. (See Appendix B Table AEB-6)

In 1963, the manufacturing picture was still gloomier. The chief blow to Cobleskill manufacturing in recent years has been the closing of the Remington Rand plant, which took place in July, 1962. At that time, Remington Rand employed 225 persons in its local operation.

With other minor closings, this leaves six principal manufacturing employers in Cobleskill Village at present. These employers, and the kinds of goods they produce, are as follows:

Van Deusen Dress Mfg. Co.	Children's dresses
SaRi-Sue Dresses, Inc.	Women's dresses
Fenimore Fabrics, Inc.	Cloth, fabric
Floquil Products, Inc.	Marking inks, artists' paints, coatings
R.U.A. Tire	Recapping
Klein Industries, Inc.	Prefabricated Curtain Walls

These first four employers currently have a total work force of 211, consisting of 12 male employees and 199 female employees. An estimated four-fifths of these workers live outside the Village of Cobleskill, and commute by car.

These manufacturers ship to national or regional markets, but state they do not experience any transportation problems. Truck transport is the chief method of shipping used, both for bringing in raw materials and sending out finished products.

All manufacturers indicated general satisfaction with the adequacy of public utilities, in terms of their own requirements.

Within Cobleskill Village, some employment is also provided by the local newspaper. Outside Cobleskill Village, but within the labor market area, job opportunities on a limited scale are available at the Penn-Dixie Cement Co., at Howes Cave; at Northeast Motors in Central Bridge; at the Harva Company in Schoharie; and at Zain Glove Co. and Ace Glove Co. in Richmondville. At present, these firms employ a total of 347 workers.

Retail Trade

Although the number of retail stores in the Village of Cobleskill was about the same in 1958 as in 1948, there was a considerable rise in sales. The dollar volume of retail trade in Cobleskill was 61 percent higher in 1958 than in 1948. The growth in Cobleskill's retail sales was especially noteworthy between 1954 and 1958.

In 1954, the retail establishments in Cobleskill had average sales of $122,284 per establishment. This compared to $73,579 for all of Schoharie County, $91,914 for the Capital District, $94,399 for Upstate New York, and $98,758 for all of New York State.

In 1958, the retail establishments in Cobleskill had average sales of $160,377 per establishment. This compared to $90,391 for all of Schoharie County, $108,167 for the Capital District, $106,793 for Upstate New York, and $113,517 for all of New York State.

In both 1954 and 1958, Cobleskill had the highest retail sales per capita of any community in the entire Capital District. In 1958, Cobleskill stores registered per capita sales of $3,238 as compared to $1,280 in the Capital District and $1,233 in Upstate New York. The evidence thus warrants the conclusion that Cobleskill is a thriving trade center.

The improvement in retail sales between 1954 and 1958 was most noticeable for food stores, clothing stores, gasoline service stations, and retailers selling building materials, hardware, or farm equipment. Weaknesses appeared in the per capita sales of restaurants, furniture stores, and automobile dealers.

Employment in retail trade in Cobleskill increased 29 percent between 1948 and 1958, as compared to a gain of 22 percent throughout Schoharie County. From 1954 to 1958, retail employment in Cobleskill grew 19 percent, while the corresponding gain for the county was only 5 percent. (See Tables EB-6 and EB-7)

In terms of number of establishments, kinds of retail business, and merchandise offered for sale, the Cobleskill Business District is generally more than adequate. A relatively large number of gasoline service stations may reflect a developing transient trade.

In the event of substantial population growth and the resultant formation of new families, there will probably arise a need for more or larger supermarkets, clothing stores, and furniture stores, as well as additional restaurants.

Selected Services

The service trades in Cobleskill have been weakening in recent years, in terms of number of establishments, receipts, and employment. The downward trend is evidenced mainly by the comparison of 1954 and 1958 Census data, although in Tables AEB-10/11 the available information for 1948 is also presented. Comparisons cannot be made accurately between 1948 and later years, since the Census totals for 1948 omitted figures for amusements, hotels, and tourist courts.

In 1958, the receipts of service establishments in Cobleskill were 37 percent lower than in 1954. Employment in 1958 was 12 percent lower than in 1954. Between 1954 and 1958, a total of 15 service establishments went out of business.

At latest count, there were 27 service shops in Cobleskill Village, and about half this number were providing personal services.

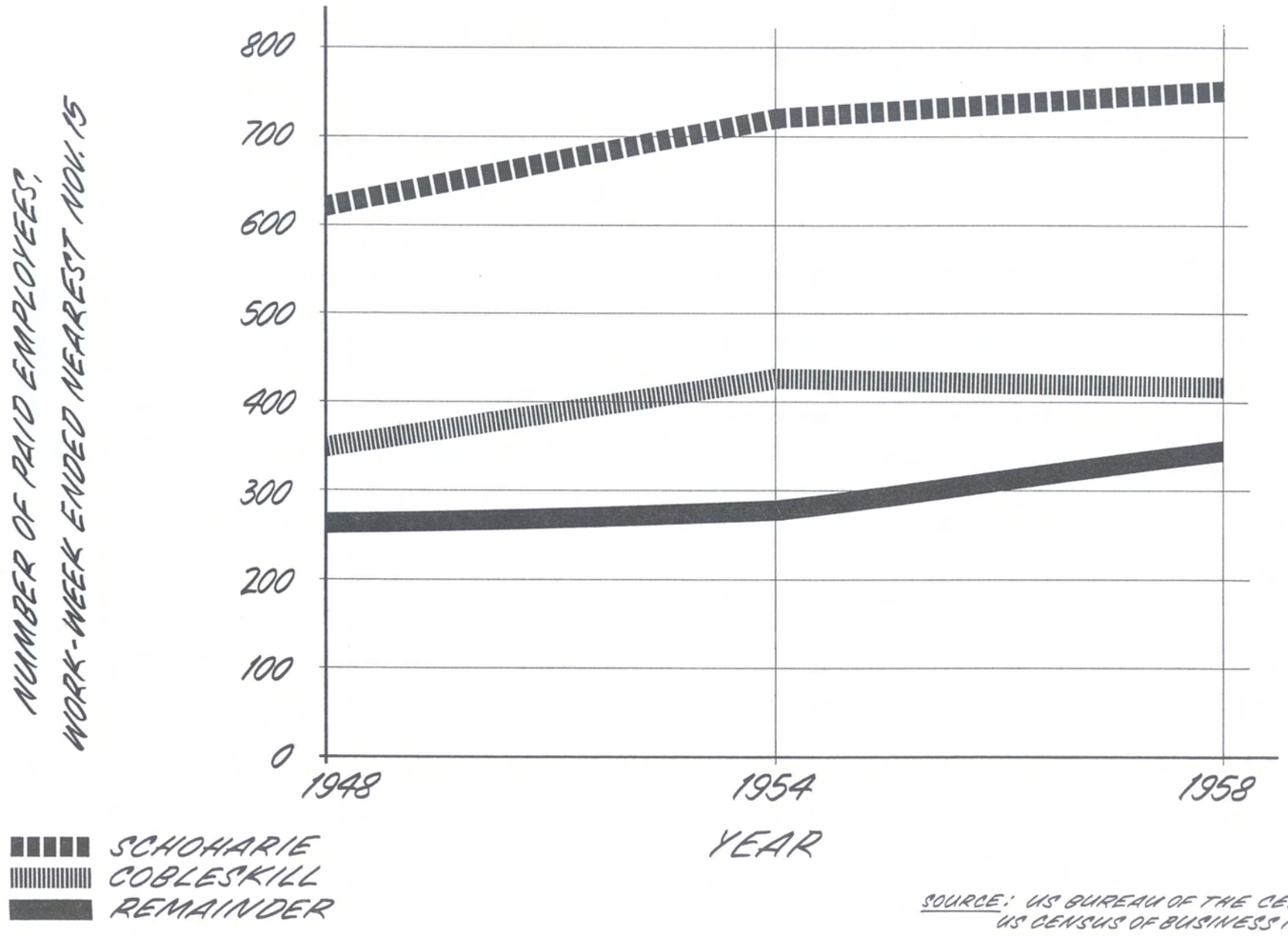
In the rest of Schoharie County, outside Cobleskill, selective service activity has been on the rise, with growing receipts and increased employment.

Housing

The rate of new housing starts in Cobleskill has slowed considerably since the closing of the Remington Rand plant in 1962. From 1950 to 1960, about 100 new residences were constructed in the Village. Of these, 42 were built between 1955 and 1960. In recent years, from 5 to 10 residences a year have been added to the supply of area housing.

RETAIL TRADE EMPLOYMENT

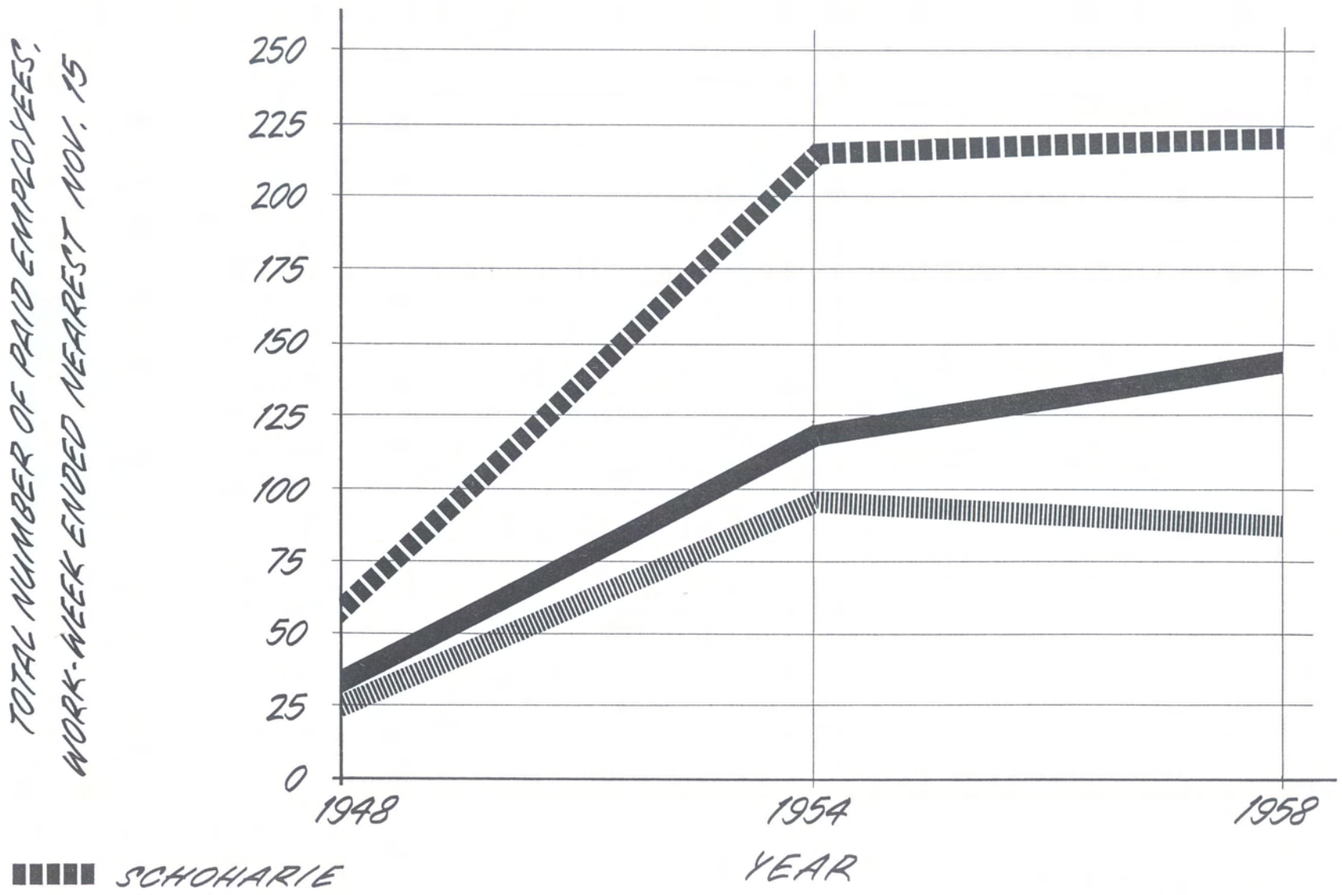
VILLAGE OF COBLESKILL & COMPARISON AREAS • 1948-1958



SOURCE: US BUREAU OF THE CENSUS, US CENSUS OF BUSINESS 1948-1958

SELECTED SERVICES EMPLOYMENT

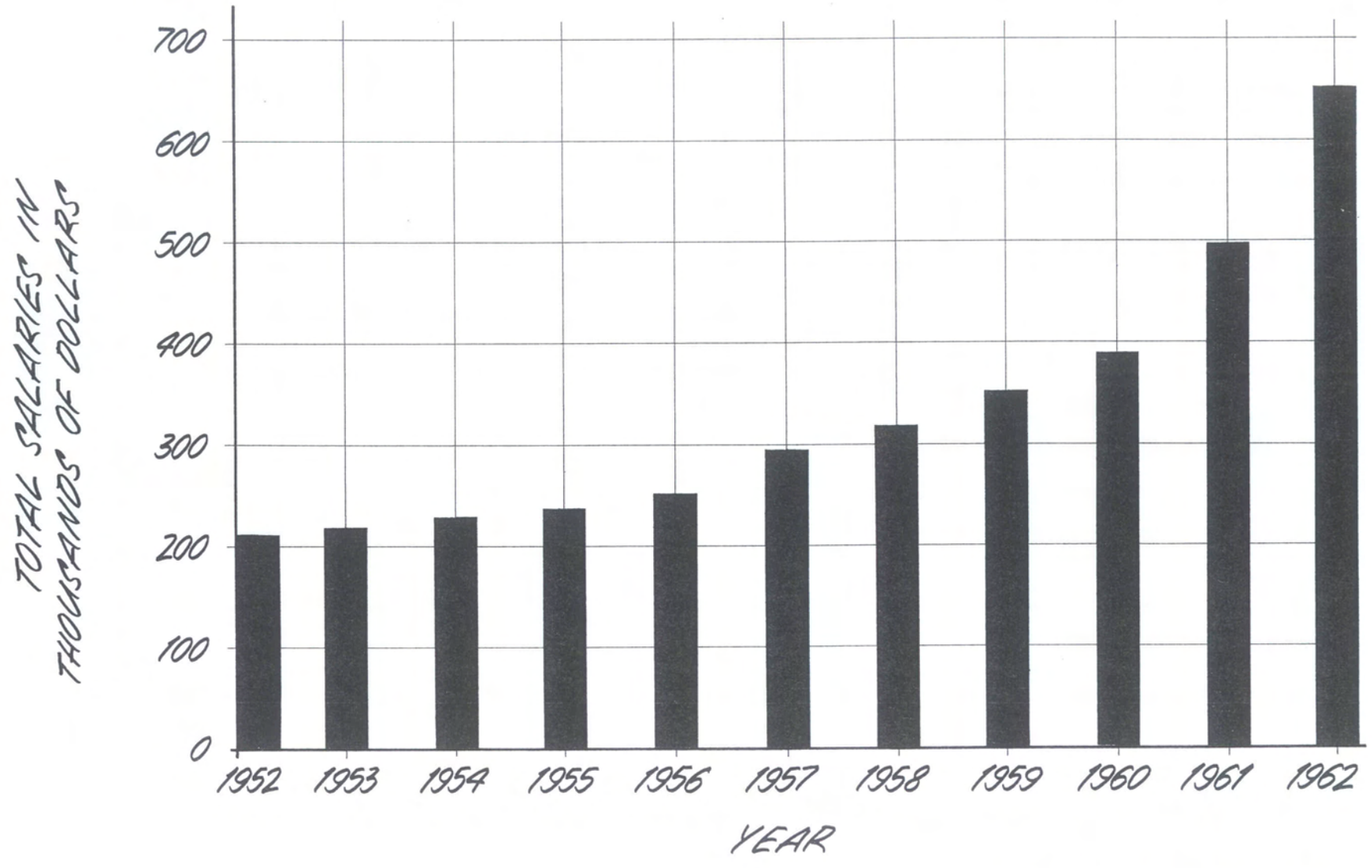
VILLAGE OF COBLESKILL & COMPARISON AREAS · 1948-1958



SOURCE: US BUREAU OF THE CENSUS
US CENSUS OF BUSINESS 1948-1958

ANNUAL PAYROLL

STATE UNIVERSITY OF N.Y. AGR. & TECH. INST. AT COBLESKILL, N.Y.
1952 - 1962



SOURCE: PAYROLL RECORDS, BUSINESS OFFICE

At present, there are about 30 houses for sale, at prices ranging from $6,000 to $30,000. Most of these are single family houses. A few apartments are also available, at rents averaging $75.00 a month. The demand for rental housing seems to be stronger than the demand for new homes to purchase.

Locally, nearly all residential construction is done by three firms, employing about 20 workers altogether. Builders must put in water lines and construct their own access roads. In the Village, prices of building lots range from $800 to $2000.

The State University Agricultural and Technical Institute

A dynamic sector of the Cobleskill economy is comprised of the expanding operations of the two-year College located in the western part of the Village. This school, offering the Associate in Applied Science Degree in Agriculture, Business, Nursery Education, and Food Service Administration, has a present enrollment of about 750 and expects to have an enrollment of 1400 by 1970. By that time, almost an entire new campus will have been created. This is planned to include new classroom buildings, agricultural facilities, student activities building, gymnasium, and new residence and dining halls. Two residence halls have been completed, and a dining hall is scheduled for completion in 1963.

The Institute's economic impact upon Cobleskill manifests itself in three major directions:

1. The size and distribution of annual institutional purchases.
2. The growth of the total College payroll.
3. The level of student spending in the Cobleskill area.

During the 1961-62 academic year, College business with local merchants amounted to approximately $93,000. This was more than double the total amount of similar institutional purchases in 1955-56, and $22,000 higher than in 1958-59. A continuation of this growth rate would mean that by 1970 the College's annual business with local merchants could well exceed $200,000.

Significantly, College spending in the Cobleskill area is broadly distributed, so that the resultant dollar payments benefit a wide variety of retail and wholesale stores and service establishments as well as public utilities and the professions.

From 1952 to 1962, the College's annual payroll has more than tripled. (See Table EB-8) It now stands at about $660,000. Increased wage and salary payments have been particularly noteworthy since 1957. If the annual payroll continues to grow at the rate of the last five years, it will reach the million-dollar level by 1967 or 1968. Most of these payroll dollars remain in the community, since 131 of the College's 151 employees reside within the Cobleskill market area. Probably four-fifths of the wages and salaries disbursed by the College annually are used to pay for local goods and services.

A survey of student spending was conducted during the week of April 22 through 29, 1963. A total of 279 students kept detailed records of their expenditures during this seven-day period. These 279 students, selected to include residents of the dormitories as well as commuters and those living in private homes, spent a total of $8,832.72 during the week. Of this amount, $5,612.28 represented payments made to the College for cafeteria meal tickets and room charges. Adjusting for these payments, the survey indicates that the average Cobleskill student spends $11.54 weekly in local stores, and for local services.

Projected on a 32-week scholastic year basis, the survey leads to the conclusion that each student, on the average, probably transfers about $370 to Cobleskill merchants from September to June. With an enrollment of 740 at the College, student spending is currently pouring about $274,000 a year into the local income stream.

The combined institutional purchases, College payroll, and student spending are now contributing about $1,027,000 to the Cobleskill economy. This million-dollar impact is especially significant in terms of its probable rate of climb.

Community Finances

Over a ten-year period, from 1952 to 1961, there has been relatively little change in the assessed valuation of real property on the tax rolls of both the Village and the Town of Cobleskill.

In the Village, the $375,000 increase in real property valuation represented only a 12 percent gain during the ten years selected. The Town's rise in real property assessments was 20 percent, resulting from the addition of about $890,000 to the Town's tax rolls. At the same time, however, in the Town there was a rise of over $500,000 in the value of real property which is wholly exempt from taxation. (See Table EB-10)

The Village at present has a considerable amount of unused taxing power, and there is virtually no tax delinquency.

Neither the Town nor the Village is close to its constitutional debt limit. However, debt in the Village has been rising, while debt in the Town has been falling. Furthermore, the Town has a much greater legal capacity to undertake new financial obligations.

Revenue from all sources has increased in the Village since 1952. Between 1952 and 1961, state aid rose 43 percent, real property taxes grew by 34 percent, while revenue from other sources swelled by 79 percent. (See Appendix Table AEB-7. In 1961, 55 percent of all revenues in the Village came from real property taxes, as compared to 60 percent from this source in 1952.

Town revenues grew 64 percent during the 10 year period chosen for analysis. Real property taxes produced 62 percent more revenue in 1961 than in 1952. State aid went up 65 percent, and other revenue was 70 percent higher at the end of the period. Throughout the period, the Town has continued to draw about half of its total revenue from property-owners. (See Appendix Tables AEB-7 & AEB-8)

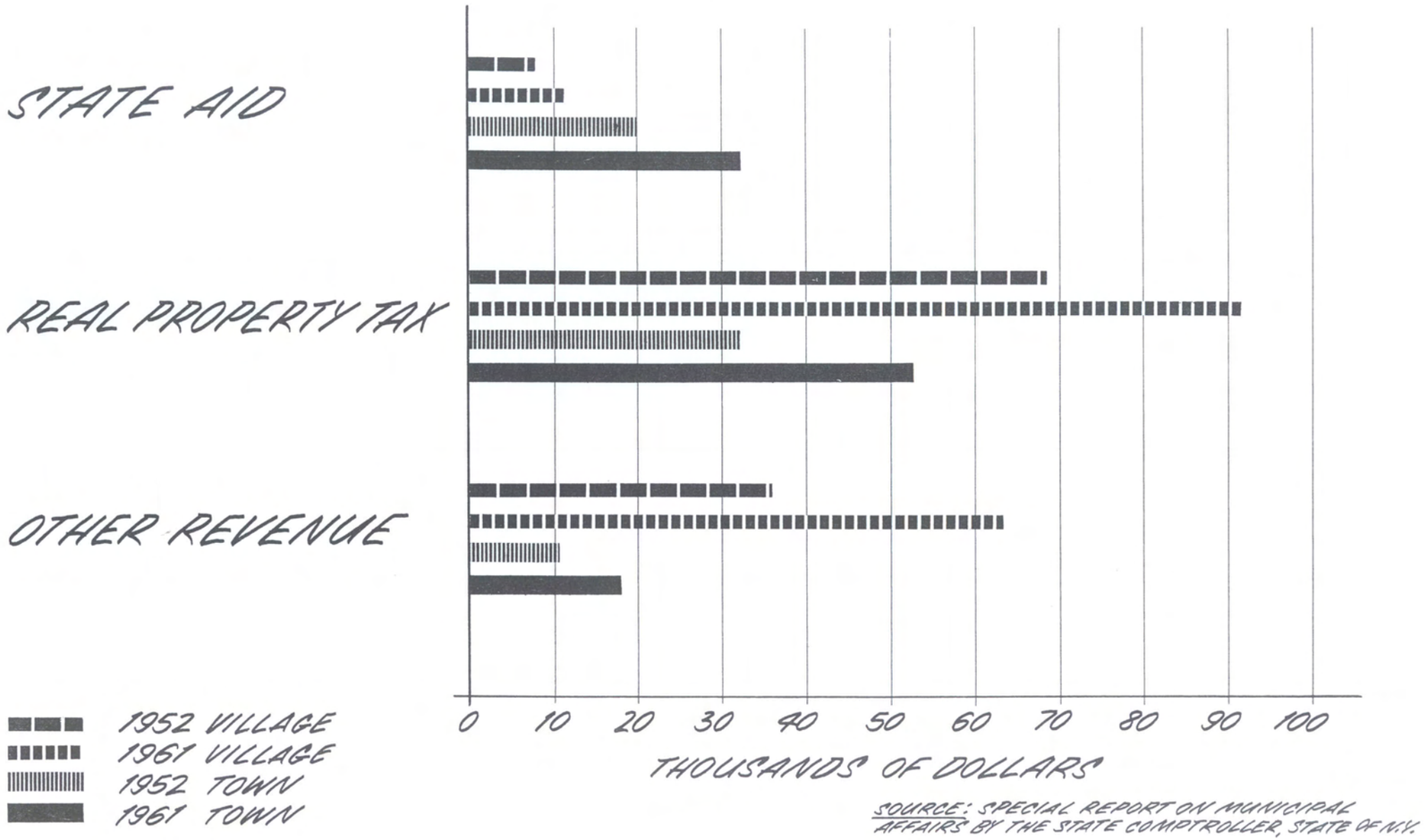
There has been significant activity in all categories of expenditure by both the Town and the Village of Cobleskill. However, in recent years, the Town has expanded its capital outlay considerably, while keeping its spending on current operations at a fairly consistent level. The Village, on the other hand, has reduced its capital outlay in recent years, especially since 1958, while at the same time spending greater amounts on current operations. In 1961, the cost of government services in the Village was 49 percent higher than in 1952. (See Appendix Tables AEB-9 and AEB-10)

Tax rates in Cobleskill do not exhibit any dramatic changes over the past decade. Town rates were actually reduced in certain years between 1952 and 1961. At the end of the period, the Village rate on real property was 30 percent higher than at the start, while the Town rate was only about 5 percent higher. (See Table EB-14)

Along with the relatively modest change in assessed valuations, these fairly stable tax rates are a further indication that community finances in Cobleskill are consonant with the absence of economic dynamism in the area.

REVENUES

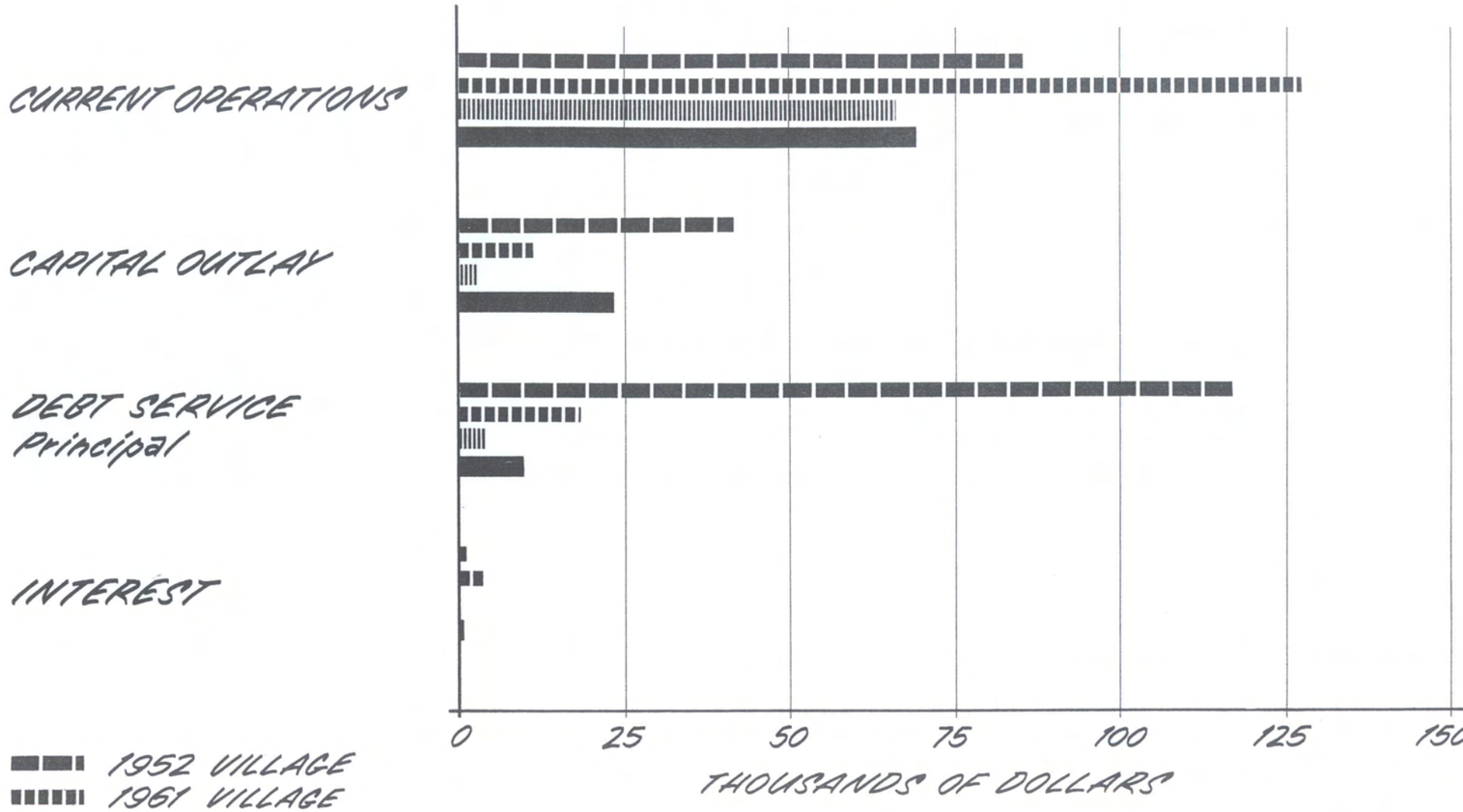
VILLAGE AND TOWN OF COBLESKILL • 1952 - 1961



SOURCE: SPECIAL REPORT ON MUNICIPAL AFFAIRS BY THE STATE COMPTROLLER, STATE OF N.Y.

EXPENDITURES

VILLAGE AND TOWN OF COBLESKILL, NEW YORK



SOURCE: SPECIAL REPORT ON MUNICIPAL AFFAIRS BY THE STATE COMPTROLLER, STATE OF N.Y.

TABLE EB-1

FAMILY INCOME IN 1959
VILLAGE AND TOWN OF COBLESKILL

Family Income		Village of Cobleskill	Town of Cobleskill
All Families		797	396
Under $1,000		41	33
$ 1,000 to $ 1,999		53	36
2,000 to 2,999		54	32
3,000 to 3,999		100	60
4,000 to 4,999		101	46
5,000 to 5,999		109	88
6,000 to 6,999		79	19
7,000 to 7,999		71	24
8,000 to 8,999		52	14
9,000 to 9,999		42	16
10,000 to 14,999		84	20
15,000 to 24,999		11	4
25,000 and over		---	4
MEDIAN INCOME:	Families	$5,454	$4,804
	Families and unrelated individuals	2,695	4,470

Source: U. S. Bureau of the Census
U. S. Census of Population: 1960

TABLE EB-2

TYPE OF EMPLOYMENT
VILLAGE AND TOWN OF COBLESKILL
1960

	Village of Cobleskill	Town of Cobleskill
Total Employed	1,214	487
Private Wage and Salary Workers	772	312
Government Workers	233	59
Self-employed Workers	189	116
Unpaid Family Workers	20	---

Source: U. S. Bureau of the Census
U. S. Census of Population: 1960

TABLE EB-3

EMPLOYMENT STATUS, MALE PERSONS
VILLAGE AND TOWN OF COBLESKILL
1960

	Village of Cobleskill	Town of Cobleskill
Males, 14 and over	1,255	551
Labor Force	819	405
Percent of Total	65.3	73.5
Civilian Labor Force	819	405
Employed	781	355
Unemployed	38	50
Percent of Civilian Labor Force	4.6	12.3
Not in Labor Force	436	146
Inmate of Institution	16	---
Enrolled in School	253	61
Other, Under 65 Years Old	38	24
Other, 65 Years Old and Over	129	61

Source: U. S. Bureau of the Census
U. S. Census of Population: 1960

TABLE EB-3A

EMPLOYMENT STATUS, FEMALE PERSONS
VILLAGE AND TOWN OF COBLESKILL
1960

	Village of Cobleskill	Town of Cobleskill
Females, 14 and over	1,437	525
Labor Force	449	143
Percent of Total	31.2	27.2
Civilian Labor Force	449	143
Employed	433	132
Unemployed	16	11
Percent of Civilian Labor Force	3.6	7.7
Not in Labor Force	988	382
Inmate of Institution	24	---
Enrolled in School	222	57
Other, Under 65 Years Old	483	259
Other, 65 Years Old and Over	259	66
Married Women in Labor Force		
Husband Present	248	106
With Own Children Under Age 6	33	25

Source: U. S. Bureau of the Census
U. S. Census of Population: 1960

TABLE EB-4

OCCUPATION OF MALE EMPLOYEES
VILLAGE AND TOWN OF COBLESKILL
1960

	Village of Cobleskill	Town of Cobleskill
All Male Employees	781	355
Professional, Technical and Kindred Workers	130	21
Farmers and Farm Managers	13	73
Managers, Officials and Proprietors, Excluding Farm	108	15
Clerical and Kindred Workers	63	8
Sales Workers	74	4
Craftsmen, Foremen and Kindred Workers	140	45
Operatives and Kindred Workers	75	44
Private Household Workers	---	---
Service Workers, Excluding Private Household	60	8
Farm Laborers and Farm Foremen	31	47
Laborers, Except Farm and Mine	34	24
Occupations Not Reported	53	66

Source: U. S. Bureau of the Census
U. S. Census of Population: 1960

TABLE EB-4A

OCCUPATION OF FEMALE EMPLOYEES
VILLAGE AND TOWN OF COBLESKILL
1960

	Village of Cobleskill	Town of Cobleskill
All Female Employees	433	132
Professional, Technical and Kindred Workers	76	11
Farmers and Farm Managers	---	4
Managers, Officials, and Proprietors, Excluding Farm	13	3
Clerical and Kindred Workers	108	28
Sales Workers	20	12
Craftsmen, Foremen and Kindred Workers	4	4
Operatives and Kindred Workers	53	31
Private Household Workers	65	12
Service Workers, Excluding Household Workers	74	19
Farm Laborers and Farm Foremen	---	---
Laborers, Except Farm and Mine	---	---
Occupations Not Reported	20	8

Source: U. S. Bureau of the Census
U. S. Census of Population: 1960

TABLE EB-5

INDUSTRY OF EMPLOYED PERSONS
VILLAGE AND TOWN OF COBLESKILL
1960

	Village of Cobleskill	Town of Cobleskill
Total Employed	1,214	487
Agriculture	53	124
Mining	---	---
Construction	52	24
Manufacturing	235	94
Railroad and Railway Express Service	7	---
Other Transportation	3	---
Communication, Utilities, and Sanitary Service	46	9
Wholesale Trade	23	4
Retail Trade:		
Eating and Drinking Places	16	15
Other Retail Trade	214	34
Selected Services:		
Business and Repair Services	8	4
Private Households	65	12
Other Personal Services	75	4
Hospitals	27	7
Educational Services	154	32
Other Professional and Related Services	115	8
Public Administration	27	17
Other Industries (Including Those Not Reported)	94	99

Source: U. S. Bureau of the Census
U. S. Census of Population: 1960

TABLE EB-6

RETAIL TRADE SALES
VILLAGE OF COBLESKILL AND COMPARISON AREAS
1948 - 1958

	Total Sales, All Establishments ($1,000)		
Area	1948	1954	1958
Schoharie County	19,716	24,649	26,123
Cobleskill	6,845	9,905	11,066
Remainder of County	12,871	14,744	15,057

Source: U. S. Bureau of the Census
U. S. Census of Business: 1948 - 1958

TABLE EB-7

RETAIL TRADE EMPLOYMENT
VILLAGE OF COBLESKILL AND COMPARISON AREAS
1948 - 1958

	Number of Paid Employees, Work-week Ended Nearest November 15		
Area	1948	1954	1958
Schoharie County	621	717	756
Cobleskill	268	291	347
Remainder of County	353	426	409

Source: U. S. Bureau of the Census
U. S. Census of Business: 1948 - 1958

TABLE EB-8

ANNUAL PAYROLL
STATE UNIVERSITY OF NEW YORK AGRICULTURAL AND
TECHNICAL INSTITUTE AT COBLESKILL, NEW YORK
1952 - 1962

Year	Total Salaries
1962	$659,127
1961	498,391
1960	388,595
1959	366,160
1958	318,668
1957	297,036
1956	260,454
1955	236,009
1954	231,469
1953	218,251
1952	213,394

Source: Payroll Records, Business Office

TABLE EB-9

VOLUME OF COLLEGE BUSINESS WITH COBLESKILL MERCHANTS
1961 - 1962

Insurance	$14,029	Electricians	$ 962
Utilities	11,784	Farm Machinery	985
Hotel	18,764	Central School	913
Savings and Loan	6,814	Painting Contractor	475
Restaurant	5,150	Stationer	417
Feed - Farm Supplies	5,247	Radio	246
Food	4,617	Variety Store	258
Furniture	2,868	Dairy Herd Improvement Assn.	267
Property Rental	2,700	Freight - Truck	223
Building Contracts	2,229	Repair Service	203
Hardware	2,401	Pharmacy	200
Lumber	2,719	Cleaning	185
Printing - Advertising	3,756	Iron - Metal	174
Plumbing - Heating	2,161	Clothing	122
Coal - Oil	1,268	Country Club	165
Bakery	1,307	Florist	40
Automotive	1,071	Miscellaneous	221
Photography	1,349		
		TOTAL	$92,690

Source: Records, Business Office

TABLE EB-10

ASSESSED VALUATION OF FULLY TAXABLE REAL PROPERTY
VILLAGE OF COBLESKILL
1952 - 1961

Year	Assessed Valuation
1961	$3,405,709
1960	3,399,009
1959	3,347,006
1958	3,284,384
1957	3,258,926
1956	3,221,566
1955	3,199,342
1954	3,095,351
1953	3,067,351
1952	3,030,197

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE EB-11

ASSESSED VALUATION OF REAL PROPERTY
TOWN OF COBLESKILL
1952 - 1961

Year	Fully Taxable	Taxable for Schools	Wholly Exempt From Taxation
1961	$5,279,305	$5,438,455	$1,886,250
1960	5,170,506	5,320,406	1,641,950
1959	5,139,763	5,284,563	1,881,850
1958	5,064,125	5,205,225	1,591,750
1957	4,917,878	5,060,778	1,455,150
1956	4,753,854	4,894,204	1,367,950
1955	4,635,775	4,771,475	1,357,800
1954	4,569,025	4,654,875	1,374,200
1953	4,449,013	4,534,863	1,374,200
1952	4,390,088	4,475,938	1,374,400

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE EB-12

CONSTITUTIONAL DEBT LIMIT
VILLAGE OF COBLESKILL
1952 - 1961

Year	Constitutional Debt Limit
1961	$690,530
1960	660,460
1959	583,435
1958	583,435
1957	431,683
1956	357,146
1955	283,676
1954	283,676
1953	277,962
1952	273,098

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE EB-13

CONSTITUTIONAL DEBT LIMIT
TOWN OF COBLESKILL
1952 - 1961

Year	Constitutional Debt Limit
1961	$1,165,456
1960	1,076,933
1959	1,015,077
1958	1,015,077
1957	888,728
1956	763,254
1955	642,701
1954	415,724
1953	415,724
1952	408,784

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE EB-14

REAL PROPERTY TAX RATES
TOWN AND VILLAGE OF COBLESKILL
1953 - 1962

	(per $1,000 Assessed Valuation)	
Year	Village of Cobleskill	Town of Cobleskill
1962	$ 26.00	$ 44.20
1961	26.00	42.80
1960	26.00	39.60
1959	26.00	40.40
1958	23.00	40.50
1957	23.00	39.20
1956	20.00	40.60
1955	20.00	40.80
1954	20.00	43.60
1953	20.00	42.00

Source: Town and Village Records

ACTION PROGRAM - COBLESKILL

The strengths and weaknesses of the economy of the Cobleskill area, as delineated in the preceding analysis, provide a basis both for making a generalized forecast of the future and for drawing up a recommended plan of community action.

Agriculture will continue to be a chief mainstay of the area's economic life. Dairying will remain as the principal form of agricultural production. For the short run, at least, Town farms will decrease further in number while growing in size, in amount of capital investment, and in total sales per farm. The actual magnitude of these changes will be determined in great part by trends in Federal milk legislation, changes in the New York milkshed, and the rate of improvement in farm mechanization. Each year, however, additional agricultural acreage will be made available for possible recreational, industrial, commercial, residential, or other use.

Retail trade in Cobleskill Village will maintain its dominant position as a producer of income and provider of jobs. Sales per establishment will generally remain relatively high, and the number of establishments will be augmented by growth along the main traffic arteries.

Selected services activity will probably begin to improve with the anticipated expansion of student enrollment and staff at the New York State Agricultural and Technical Institute. Service business should also be affected favorably by any broadening of tourism in Schoharie County.

The housing supply will develop into an area of increasing community concern, as older homes become less and less satisfactory in meeting the demands of future tenants or buyers, and until new residential construction begins to provide the necessary numbers and types of housing units in the price ranges desired by potential homeowners or renters.

A dynamic development with a high degree of certainty will be the substantial growth of the State University Agricultural and Technical Institute at Cobleskill. This expansion is being brought about by irresistible sociological forces which are bound to have widespread economic repercussions in terms of added business for local merchants. There will also be a concomitant improvement in the community's income level, along with increased tax revenue and increased demand for public services.

Some economic gains for Cobleskill will also result from the probable rise in tourism, with the main local magnets continuing to be Howe Caverns and Secret Caverns. Most of this will be pass-through tourism, but a certain amount of related new motel, gas station, and restaurant construction can be expected to appear.

The major question-mark on the Cobleskill horizon is the future of manufacturing. There is at present little room for optimism on this score. It would be unrealistic to expect that any sizable increase in employment will be generated by the manufacturing firms now operating in the Village. Hence, the main hope for the years ahead is to attract new manufacturers, either to occupy the former Remington Rand plant, or to settle in a new industrial park.

Because the question of reviving manufacturing in Cobleskill is such a vital one, the following Action Program concentrates on this particular sector of the economy, although recommendations are also made for the other areas of local economic activity.

The logical first step in improving the manufacturing situation is to build upon Cobleskill's status as part of a redevelopment area under existing Federal legislation.

The approval of the Schoharie County Overall Economic Development Program opens the door to eligibility for Cobleskill under the various programs of the Area Redevelopment Administration, authorized by Congress in May, 1961. Specifically, there are four programs of assistance which are pertinent to the needs of Cobleskill:

(1) Under Section 6 of the ARA Act, loans to help new industrial or commercial enterprises get started. These loans currently carry an annual interest rate of 4 percent for periods up to 25 years. These loans can be made directly to industrial or commercial firms, or to local

development groups. The proceeds of these loans can be used for land acquisition or improvement, and plant construction and modernization. ARA will loan up to 65 percent of the total cost.

(2) Under Sections 7 and 8 of the ARA Act, loans or grants to communities to help provide any new facilities which may be required by new industries. The interest rate is currently 3-3/8 percent for periods up to 40 years. These loans or grants may be used to build or improve sewer or water systems, access roads, railroad spur lines, or industrial parks.

(3) Under Section 11 of the ARA Act, technical assistance is provided to help overcome local economic problems. This technical aid can consist of market studies, resource surveys, industrial site planning, or new product feasibility investigations.

(4) Training programs to teach jobless workers the skills required to fill the needs of new local industries.

In addition to the preceding programs, Cobleskill could also benefit from Defense Manpower Policy No. 4, which laid down the principle that the placement of Federal government contracts and facilities should be encouraged in areas of substantial unemployment.

In order to implement its potential under the programs outlined above, the Village of Cobleskill, through its duly constituted development group, should also obtain from the Small Business Administration[1] a list of Federal procurement programs, and from the ARA a list of prime defense contractors[2]. This information can be used to determine what products are feasible for local firms interested in producing to Federal government specifications.

1 Small Business Administration, Chimes Bldg., Syracuse, N. Y., or 42 Broadway, New York, N. Y.
2 Area Redevelopment Administration, Washington 25, D. C.

In the event that the local development group is unable to induce new firms to settle in Cobleskill under an ARA program of financial assistance, either to produce for the private consumer market or for a Federal agency, it is strongly urged that the business and civic leaders in Cobleskill organize their own industrial corporation, lease the Remington Rand plant or construct a new plant, and hire a qualified manager and work force to operate it under their supervision.

At the State level, Cobleskill should investigate its opportunities under the New York State Job Development Authority. This is also a loan program to assist new firms to begin operations, or established firms to expand in areas of unemployment. These loans are limited to the acquisition of land and the construction of buildings, but may be supplemented by private financing or aid from the Small Business Administration.

As to the type of industry which should be sought for Cobleskill, it is recommended that attention be paid primarily to those with a relatively low average investment per employee. Examples are given below:

Type of Industry	Average Investment per Employee[1]
Confectionery products	$4,060
Seamless hosiery	2,807
Knit underwear	2,227
Apparel and related products	796
Wooden containers	2,695
Fruit, vegetable baskets	1,424
Rubber footwear	3,282
Leather goods	1,290
Cutlery	3,438
Structural metal products	4,022
Sheet metal work	3,539
Lighting fixtures	3,218

1 Cf. "Investing in Jobs", U.S. Department of Commerce, 1962

It is understood, of course, that the industry sought should be well-suited to the Cobleskill environment in terms of transportation, power supply, and raw materials. It should be capable of employing approximately 200 workers.

The Cobleskill Action Program for agriculture contains one major recommendation: that a meeting be arranged by community leaders, for the purpose of stimulating interest among Town farmers in the provisions of Title IV of the Food and Agriculture Act of 1962. This meeting should be attended by the appropriate officials from the County Extension Service, Bureau of Outdoor Recreation, and Rural Areas Development Committee.

Under Title IV, owners of family farms can borrow up to $60,000 from the Farmers Home Administration for 40 years at 5 percent in order to develop recreational facilities on their land. These facilities include campsites, game preserves, fish ponds, dude ranches, riding trails, etc.

With the cooperation of Town farmers, this program could be utilized effectively to attract more paying visitors to the county, provide badly needed water recreation for county residents, and in general increase the area's attractiveness to the tourist trade.

The planned development of tourism in Cobleskill should build upon the early Colonial and Revolutionary background. A local museum related to these historical periods might well be a highly successful commercial operation. This implies the formulation of an effective publicity program to acquaint vacationers with the entertainment potential of Cobleskill. Pass-through tourism can have added economic impact if Town and Village residents tailor goods and services to tourist wishes. Roadside stands offering fresh, home grown produce, arts and crafts centers, and annual exhibitions are effective devices.

The preceding Action Program rests upon the assumption of local initiative, local planning, and local involvement. Every citizen of Cobleskill should have a personal interest in elevating the level of economic well-being throughout the entire community. Local leadership and cooperative effort constitute the weapon which is needed to overcome the problems of the present, and the key which will unlock the door to a bright future for Town and Village.

As to the type of industry which should be sought for Cobleskill, it is recommended that attention be paid primarily to those with a relatively low average investment per employee. Examples are given below:

Type of Industry	Average Investment per Employee[1]
Confectionery products	$4,060
Seamless hosiery	2,807
Knit underwear	2,227
Apparel and related products	796
Wooden containers	2,695

[1] Cf. "Investing in Jobs", U.S. Department of Commerce, 1962

EXISTING LAND USE

A - Physical Characteristics

B - General Development Pattern

C - Land Use Analysis

The purpose of the land use analysis is to evaluate the pattern and intensities of land use in the Town and Village, and to determine the reasons for the existing pattern of development. This study is, in effect, an inventory of the functions, private and public, that are currently taking place on all properties within the area. The information and data gained from this study, along with the information from other background studies, will provide a basis for the prediction of future land use requirements, the definition of problem areas where existing land use relationships are undesirable, and the recommendation of areas which seem best suited for future development of particular kinds of uses.

A. PHYSICAL CHARACTERISTICS

Topography

The Town of Cobleskill is roughly divided into halves by Cobleskill Creek, and there are two distinct types of land forms on either side of it. To the north is a rolling plain from 1000 to about 1300 feet in elevation. This area is the eastern end of what is known as the Central Plain region which extends west across the state to Lake Erie. The area is characterized by relatively low, rolling hills with large areas of level, or gently sloping land. Streams are slower moving, generally, and local subsurface conditions have produced a number of marshy areas.

Cobleskill Creek runs through the Town along the northern edge of an escarpment which separates the Central Plain region from the Allegeny Plateau. Lying at a higher elevation, from 1100 to over 2000 feet, the plateau region is deeply cut by streams and water courses. The hills in this area generally are higher and steeper than in the northern part of the Town. Along the western edge of the Town, north of the Village, the topography is more similar to that of the plateau region, with higher, steeper hills than in the rest of the northern half of the Town.

Geology

Massive limestone formations underlie practically the whole Town. The action of erosion has produced surface features such as large flat ledges with thin soil cover on otherwise steep hillsides. Underground erosion has produced more spectacular features such as the caverns and numerous smaller caves in the thick limestone strata. This geological structure has also provided the base for the cement industry.

It is characteristic of such massive limestone formations to be fractured vertically in many places. In areas where these formations are present with shallow soil covering them, water percolates quickly from the surface into underground water reservoirs. For this reason, health officials have discouraged the use of sewage disposal systems that depend upon absorption, as a potential source of pollution for underground water supplies. In the future development of the Town and Village, this factor should be considered in the approval of subdivisions, and perhaps the approval of individual sewage disposal systems.

Along the southern edge of the Town, the bedrock is predominately shale. These strata have not shown much promise as an economic resource; nor are there significant problems of water seepage, as in the northern part of the Town. In both the northern and southern parts of the Town, the surface soils have been derived, to a great extent, from the underlying bedrock, which accounts for the variation in the agricultural productivity.

Soils

The soils in the Town may be divided into two broad categories. In general, those soils which underlie the limestone strata are much better for agricultural purposes than are those in the southern part of the Town that are underlaid by shale. Of course, the terrain in the south, usually, is much steeper than the rest of the Town, and the soil is more difficult to farm.

As a general rule, soils are from moderately well drained to well drained. Except for local areas of subsurface clay or other impermeable material, the water table is sufficiently low so as not to interfere with building. Even in the areas subject to flooding along the streams, the soil is fairly well drained.

There are, however, relatively small areas of muck or layers of clay which are close to the surface and prevent proper drainage of the top soil. In most cases, these marshy areas are produced by a thin layer of clay which may lie directly over sand or gravel. Once the clay "basin" is broken, the area is drained. The rather limited amount of land affected by water in this way makes it very unlikely that the Town and Village will experience any large scale problem. However, improper sewerage installations and drainage provisions could lead to localized problems.

Large tracts of the Town, especially in the southern half, are on slopes of 15% or greater. While there is no hard and fast rule against the development of steep slopes, there are problems which will be encountered. First, the soil on such slopes, commonly, is very shallow, making it impracticable to install individual sewage disposal systems. Too, the proper alignment of streets and intersections so as to provide adequately for safety is almost impossible. With the development of steep slopes, almost inevitably there is a drainage problem because of the increased run-off.

Since there remains a large amount of relatively flat land in both the Town and Village, it would seem inadvisable for development of the hillsides to be encouraged within the foreseeable future. For the most part, the steep slopes are wooded, and this asset should be protected. Wooded slopes are not only a protection against erosion, flooding, and drainage problems, but they add to the scenic value of the countryside.

Drainage

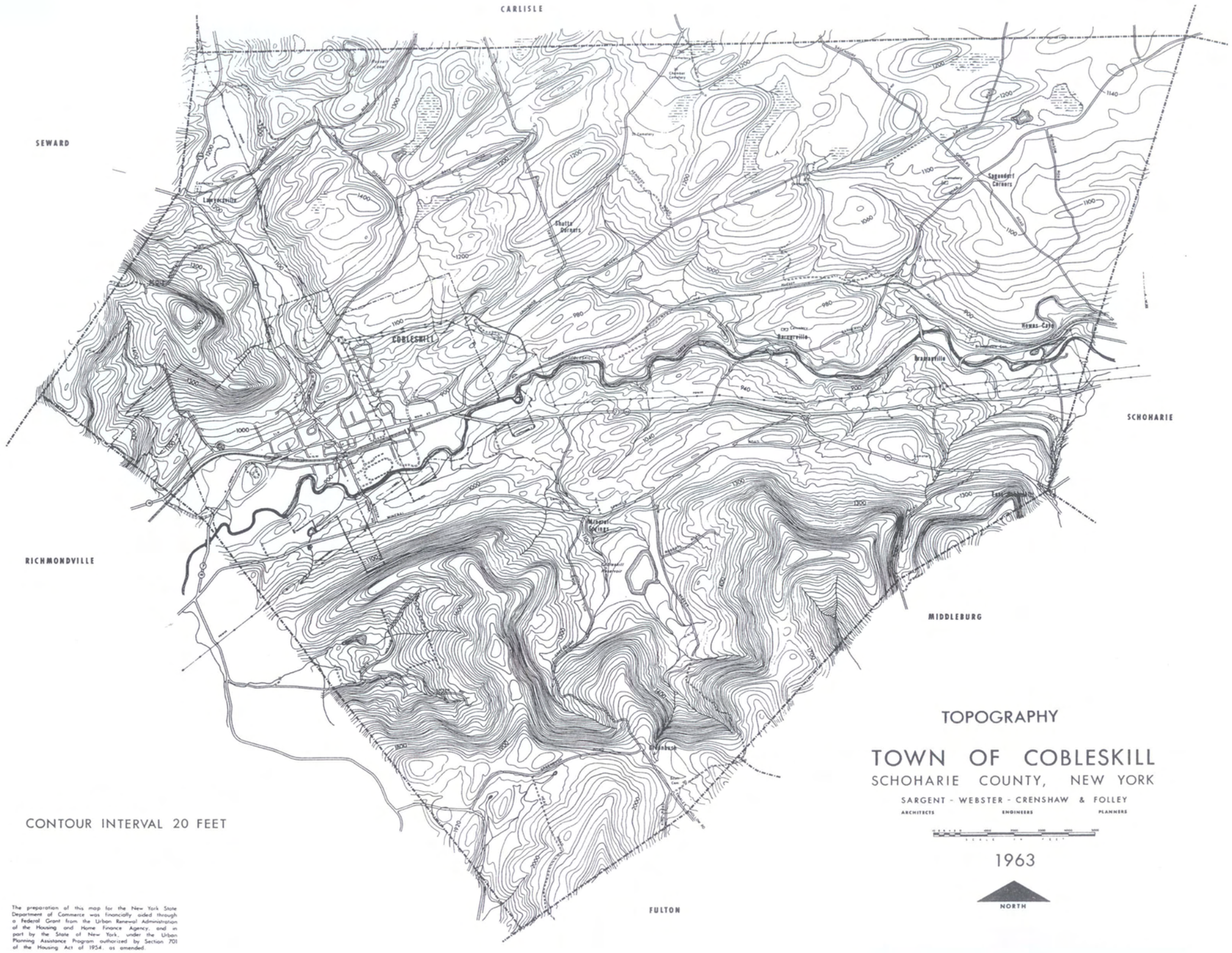
Drainage problems, mainly, are confined to the flood plain along Cobleskill Creek, and the small stream which runs south through the Village, emptying into Cobleskill Creek. These two streams have been responsible for local flooding in the Village following heavy rains and the spring thaw. Other areas along the edges of Cobleskill Creek are susceptible to flooding but, so far, this has not caused any appreciable damage.

There are, however, growing incidents of flooding within the Village due to inadequate drainage provisions. This condition is found under steep slopes that have been developed for urban uses -- houses, streets, parking areas, schools, etc. Such development, particularly paving, considerably increases the amount and speed of run-off. Where in earlier years there was no such problem as water filled basements, it is found more often today, and is attributable largely to development higher up the slope without necessary arrangements for drainage. Frequently the natural drainage pattern is changed in the course of development.

B. GENERAL DEVELOPMENT PATTERN

As in many other localities in the northeastern section of the country, the land use pattern in Cobleskill has evolved gradually over the last two hundred years or more. Although the population has always been small, and farming has always been an important economic activity, the area has never been solely an agricultural community. Natural resources other than the soil have been exploited from the early days of settlement -- wood products, water power, cement, etc. However, agriculture has always been the activity which has had the major influence in determining the land use pattern.

The area, including the Town and Village of Cobleskill, was settled in a fashion very similar to that of many other New York communities. The early settlers of the 18th Century were predominately farmers and, for the most part, they settled on the land they worked. Dwellings were scattered over the best agricultural land, with a few clusters around crossroads. These small crossroad settlements, such as Lawyersville, usually were comprised of a church, a general store, perhaps a school, and the dwellings related to them. They correspond to neighborhood shopping centers of modern metropolitan areas.



CONTOUR INTERVAL 20 FEET

The preparation of this map for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

TOPOGRAPHY

TOWN OF COBLESKILL

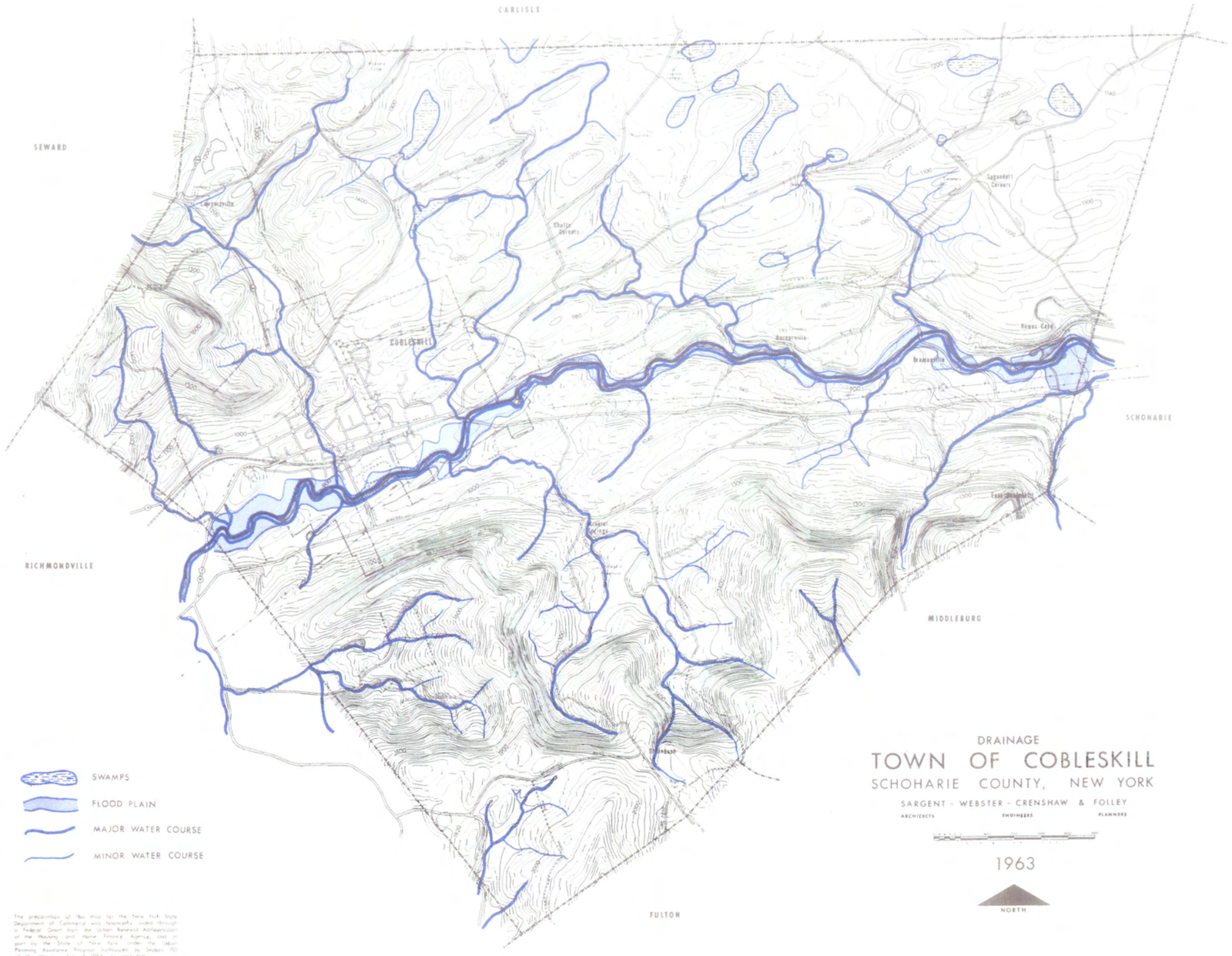
SCHOHARIE COUNTY, NEW YORK

SARGENT - WEBSTER - CRENSHAW & FOLLEY

ARCHITECTS ENGINEERS PLANNERS

1963

NORTH



The preparation of this map for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

DRAINAGE

TOWN OF COBLESKILL

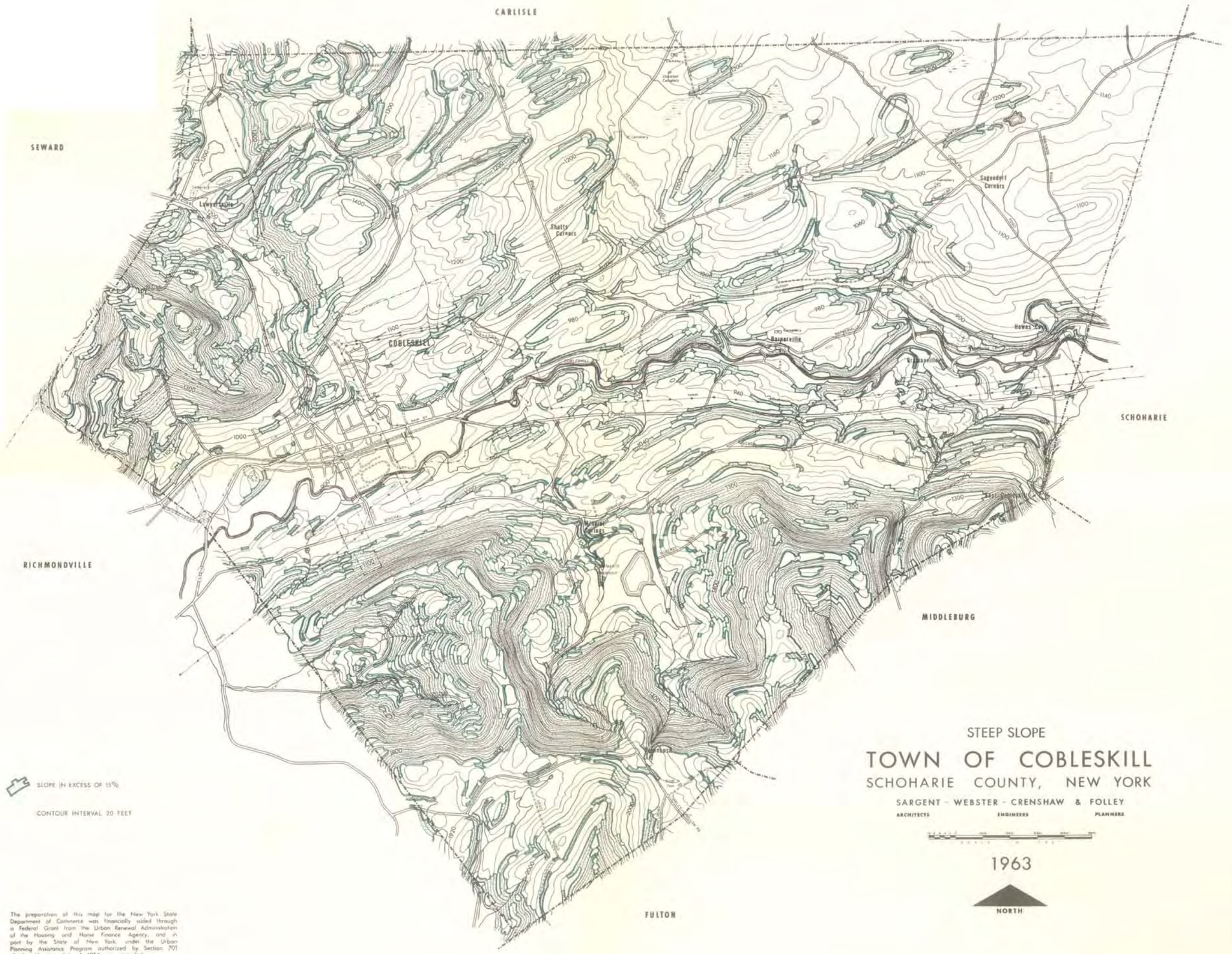
SCHOHARIE COUNTY, NEW YORK

SARGENT - WEBSTER - CRENSHAW & FOLLEY

ARCHITECTS ENGINEERS PLANNERS

1963

NORTH



The preparation of this map for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

STEEP SLOPE

TOWN OF COBLESKILL

SCHOHARIE COUNTY, NEW YORK

SARGENT - WEBSTER - CRENSHAW & FOLLEY

ARCHITECTS ENGINEERS PLANNERS

1963

NORTH

The Village grew as the major trading center for the area, providing the outlet for agricultural produce, and offering necessities and luxuries to the residents. The Village was also the focal point for most of the non-agricultural activity of the area, functioning as a market place for those occupied with forest and other natural resource products. Perhaps most important to the establishment of the Village as the social and economic center was its choice for the center of defense. As the location of the fort, the Village was the logical place for the seat of local government and, with protection nearby, it was the safest place to carry on the major trade of the area.

Although some of the uses have changed and new ones have been added, the general pattern of development remains very much as it was a hundred and fifty years ago. Agricultural and residential structures still dot the countryside, and crossroad settlements persist. The economic and social conditions which fostered the latter are vastly changed, however, mainly because of advances in means of transportation.

Two apparently conflicting trends have appeared during the last two decades in statistical data for the area -- a steady decline in the number of people living on farms, and an equally steady increase in the population outside the Village. This trend is common to almost all agricultural areas in the nation. Many of the farms have been abandoned or absorbed into larger, more economical units. The farm dwellings have either been abandoned, or are occupied by families with non-agricultural jobs.

In the southern part of the Town, where the soils are poor for agriculture, old fields are now covered completely by large trees. In the northern part of the Town, where the soils are more productive, there has been less outright abandonment.

To this shift in the intensity of agricultural use there has been added a growing tendency toward the building of single family houses outside the Village, although their occupants may be employed in the Village or some other urban place. Despite the fact that the population of the Town has not significantly declined, the new rural dwellings have not, on the whole, been associated with the old crossroads settlements. The newer type of development has been along the major roads and closer to the Village.

Few of the commercial uses in the Town are outside the Village. Most of those outside the Village are associated with the tourist trade around Howe Caverns and Secret Caverns. These caverns, although attractions for many years, have led to more intensive commercial uses of some of the land within their vicinity. With only a few exceptions, the commercial uses outside the Village are either tourist oriented, or the nature of their operations is such as to make their present location preferable to one within the built up part of the Village.

As previously mentioned, there has always been a limited amount of industry in the area based primarily on natural resources, timber in the early days and now limestone and gravel. Gravel pits, active and inactive, dot the Town, but the major stone quarries are limited to the limestone belt across the northern part of the Town.

C. LAND USE ANALYSIS

Land Use in the Town of Cobleskill

The total number of land uses existing in the Town of Cobleskill (excluding the Village) as of November of 1963 is summarized by major land use category and percentage in Table LU-1.

As the Table indicates, all land uses tabulated in the Town of Cobleskill have been grouped into five major categories: residential, farm residences, trailers, mixed uses, and nonresidential uses. Normally, categories of such broad coverage would not be used in analyzing land uses of an area. In this instance, however, due to the sparse development in the Town, these broad categories are sufficient.

TABLE LU-1

SUMMARY OF LAND USES

TOWN OF COBLESKILL[1]

1963

LAND USE CATEGORY	NUMBER OF OCCURRENCES	PERCENT OF TOTAL
Residential	287	61.3
Farm Residences	112	23.9
Trailers	22	4.7
Mixed	15	3.2
Nonresidential	32	6.9
	468	100.0

[1] Excludes Village of Cobleskill

Source: Land Use Survey Conducted by Consultant, November 1963

Residential uses, the largest single category in Table LU-1 account for a total of 287 uses, or 61.3 percent of all uses in the Town. This category includes all detached dwelling units in the Town, including structures containing more than one dwelling unit and farms being used for residential purposes only.

The next largest group, farm residences, account for a total of 112 uses, or 23.9 percent of all land uses recorded for the Town. This group represents active farms. The remaining "purely residential" category is represented by trailers which make up 4.7 percent of all uses in the Town.

Taken together, the first three categories of land use in Table LU-1 account for almost 90 percent of the total number of land uses tabulated for the Town of Cobleskill. Obviously, the Town is residential, with only 10 percent of all uses classified as other than residential. Actually, the "Mixed" category is also residential in that it represents any mixture of residential and nonresidential uses in the same structure. Therefore, only 6.9 percent of the uses in the Town of Cobleskill are "nonresidential." These range from quasi-public places, such as churches, to industrial uses.

As mentioned earlier, most of the development within the Town of Cobleskill has taken place either along major roads or at intersections of major roads. Not one planned residential development may be found in the Town. Also, most development that does exist in the Town is in the area to the north of U.S. route 7. This is especially true of active farms which number 80 to the north of route 7, as compared to 32 in operation to the south of route 7. Obviously, the physical characteristics discussed earlier have been the reason behind this situation. Better soil conditions and relatively level terrain favor the north over the south, as far as land use is concerned in the Town of Cobleskill.

Land Use in the Village

Within the Village the predominant land use is in medium density residential use. Many of the older dwellings are on lots with small frontage, and most of the recent development is on lots with larger, 90 - 100 foot frontage. However, many of the lots in the new subdivision, along Legion and Grandview Drives, have only 60 or 65 foot frontages. As noted in the section on Physical Characteristics, much of the Village land has a slope of 15 percent, or more. Little of this steep land is developed, with notable exceptions, such as the school grounds. Where residences have been built on steep slopes, the lots almost invariably are much larger than the typical Village lot.

Commercial uses are concentrated within an area approximately three blocks long on Main Street. There are other commercial uses scattered over the built up area of the Village, particularly near the Agricultural and Technical Institute. Strip commercial development along the highways is not as highly developed as is frequently found in Villages of similar size. One large commercial area outside the Central Business District deserves special comment.

Just north of East Main Street, near the Village line, a large motel combined with a shopping center and bowling alley has been established. This commercial area represents a concentration of uses which might normally be expected to develop more or less solidly along the highway.

Industrial development in the Village is limited, largely, to the area along the railroad, which is quite usual for a village such as Cobleskill. The few other areas designated as industrial use on the Land Use Map include such things as a junk yard, the Village dump, electric substation, welding shop, etc. With the possible exception of the welding shop, there does not appear to be much conflict between industrial and surrounding land uses.

A striking fact revealed by the Land Use Map is the unusually large proportion of land in various public and quasi-public uses. The Agricultural and Technical Institute accounts for a large portion of this category, but the Fair Grounds, too, covers a large area; parks and play areas add to the total in public uses. Public and quasi-public uses usually denote land that is tax exempt but, as the Village is well aware, this is not always a liability. Much of the land in this category contributes to the economy, and most of the rest of it provides some vital public facility.

Most of the total area of the Village is as yet entirely undeveloped. Some of this land would best be left undeveloped, because of steep slope or other physical characteristic. Even so, there remains a large amount of land, mainly in the east and west sides, which appears suitable for urban development.

Generally, the present pattern of development in the Village seems satisfactory. It may be advisable for the Village to work toward the eventual elimination of some of the commercial uses that are intruded into otherwise residential neighborhoods.

Table LU-2 presents a summary of land uses found in the Village of Cobleskill by number of occurrences, which provides a general picture of the existing land use situation in the Village. Land uses in the Central Business District of the Village have been excluded from this Table, facilitating the analysis by removing the distorting effects of that area on the rest of the Village.

All residential uses in the Village of Cobleskill as illustrated in Table LU-2 total 710 and comprise almost 83 percent of the uses recorded in the Table. As was the use in the Town of Cobleskill, the Village too, obviously, is residential, if the Central Business District is eliminated from the statistics.

Three-fourths of all residential land uses are single-family structures. An unusually large percentage (18.0) of residential structures are two-family structures, which is clearly indicative of a good rental housing market. Actual number of dwelling units available in two-family structures total 256, as compared to 531 in single-family structures. If the approximately 115 dwelling units available in three or more family structures are added to the 256 available in two-family structures, a total of 371 units are available in other than single-family structures.

Excluding trailers and tourist homes, better than 41 percent of all dwelling units in the Village of Cobleskill are located in two or more family structures. If buildings located in the Central Business District containing two or more dwelling units were included in this tabulation, single-family housing units would shrink, roughly, to one-half of all dwelling units in the Village of Cobleskill.

In the commercial land use category, retail establishments outnumber service establishments by 2 to 1. This should not be surprising since retail establishments usually depend less upon a Central Business District location than do service-type establishments. The total number of commercial establishments recorded in Table LU-1 and therefore located outside the Central Business District, is surprising, and indicates that more commercial development is spread through the Village than is indicated by a casual glance at the land use map.

Of the remaining categories of land indicated in Table LU-2 only the "Mixed" category is surprising. The relatively small percentage of uses (2.2) in this group is encouraging, and indicates that the practice of combining usually marginal commercial uses with substandard housing facilities has not progressed too far in the Village of Cobleskill.

TABLE LU-2

SUMMARY OF LAND USES

VILLAGE OF COBLESKILL[1]

1963

LAND USE CATEGORY	NUMBER OF OCCURRENCES	PERCENT OF TOTAL
RESIDENTIAL	710	82.8
One Family	(531)	(74.8)
Two Family	(128)	(18.0)
Three or More Family	(32)	(4.5)
Tourist Homes	(6)	(0.9)
Trailers	(13)	(1.8)
COMMERCIAL	64	7.5
Retail	(43)	(67.2)
Service	(21)	(32.8)
PUBLIC AND QUASI-PUBLIC	36	4.2
INDUSTRIAL, WAREHOUSING, OPEN STORAGE	28	3.3
MIXED	19	2.2
TOTAL	857	100.0

(1)
Excludes Central Business District

Source: Land Use Survey Conducted by Consultant in November of 1963

CENTRAL BUSINESS DISTRICT

A - Existing Land Use

B - Present Parking and Circulation

Central Business District analysis is a particular type of study in that it places major emphasis on retailing and service establishments, parking, and traffic circulation. The reason for the emphasis on retail and service establishments is that this is the major function of a Central Business District (CBD), but uses other than strictly commercial exist as well within this complex area, sometimes being undesirable as mixed uses, or acceptable or recommended as public buildings and open spaces.

The object of a well-designed CBD is to provide maximum convenience to the shopper. Conflicting uses tend to inconvenience the shopper, and therefore make the CBD less efficient. Obviously, a CBD study should be aimed at analyzing those elements that could be altered to improve the efficiency of the CBD. In this analysis those elements are considered to be existing land uses and parking and circulation.

Existing Land Uses

Table CBD-1 summarizes existing land uses by floor in the CBD of the Village of Cobleskill, and the map "Existing Land Use - Central Business District," shows their location. As the table illustrates, all retail establishments and almost all service establishments located in the CBD are located on the first floor of the buildings in the CBD. Predominant uses in the second and third floors are residential and vacant and storage areas.

It is significant that a total of 69 dwelling units are presently existing in the CBD. Although the large majority of these dwelling units are on the second and third floors, they still add unnecessary traffic and parking problems in the CBD area.

In general, conflicting uses in the CBD are no major problem in the Village of Cobleskill. Only the large number of dwelling units within the area seem to be a problem, but since these are mostly on second and third floors, they do not disrupt the continuity of the shopping facilities. Vacancies are not a serious problem, and exist almost entirely on upper floors. Second-floor office space is utilized, but not extensively. The main problem in the CBD is parking and circulation.

TABLE CBD-1
SUMMARY OF LAND USES IN THE CBD BY FLOOR
VILLAGE OF COBLESKILL
1963

LAND USE CATEGORY	FIRST FLOOR AND BASEMENT	SECOND FLOOR	THIRD FLOOR OR HIGHER
Retail Trade	60	-	-
Services	36	7	-
Residential	14	42	13
Vacant or Storage	3	11	4
Other	1	2	-

Source: CBD Survey Conducted by Consultant in January of 1964

Present Parking and Circulation in the CBD

The basic circulation problem in the Village CBD is that it is located at the intersection of Cobleskill's two main regional highways, U.S. Route 7 and Route 145. Through and local traffic are mixed with the expected congestion resulting. (See Chart Traffic Volume) In addition, Main Street is unusually wide (pavement exceeding 50 feet in places) and encourages double, and in some cases, triple parking.

Major off-street public parking facilities are comprised of three parking lots in the CBD operated by the Village, with a total capacity of 139 cars. The largest public parking lot is located south of East Main Street at the corner of Division and Railroad Streets, and has a capacity of 54 cars. The second parking lot is on Union Street, next to the Post Office, with a 45-car capacity. A third lot for public parking is situated on South Grand Street and has space for 40 cars. There is no fee charged, nor time limit for persons using the Village's public parking lot facilities. The sites of the two parking lots south of Main Street are paved with asphalt and spaces are marked; the lot at the Post Office has a gravel surface. All are lighted.

Quasi-public parking facilities are the area for school staff parking at Lark Street, and at the Post Office for its employees.

Private off-street parking areas for public use total 79 spaces and include, among others, the area at the rear of the Augustan Hotel, and the one at the drive-in bank on Grove Street. Private parking areas for private use are comprised of the spaces used by car dealers, and some private companies.

TABLE CBD-2
EXISTING PARKING SPACE IN THE CBD[1]
VILLAGE OF COBLESKILL
1964

	Spaces	Total
Public Parking Lots	139	
Curb Parking: 1) Metered	129	
2) Non-metered	27	
Total Public Parking	295	295
Total Quasi-Public Parking		17
Private Parking Lots for Public Use	79	
Private Parking Lots for Private Use	73	
Total Private Parking	152	152
TOTAL CBD PARKING SPACES		464

[1] Includes spaces at the fringe of the CBD

Source: Parking Survey by Consultants, September 1964

Metered curb parking totals 129 spaces; they are located on both sides along Main Street from the Fire Department to Mill Creek; at the west of North Grand Street to Chapel Street; at the west of North Street; some at Park Place and some on South Grand Street. There are five non-metered restricted curb parking spaces in front of the Post Office, and some metered spaces from there to East Main Street. The curb meters are enforced from 8:00 A.M. to 6:00 P.M. during week days, and until 9:00 P.M. Saturdays. The fee rate is one cent per 12 minutes, five cents per hour, and ten cents per two hours.

The income from parking meter fees was $6,034.00 in 1963. This represents an average parking meter use of 3.07 hours per enforced day each, with an average income of $0.1535 a day each.

TABLE CBD-3
PRESENT FLOOR AREA IN THE CBD
VILLAGE OF COBLESKILL

Use	Sq. Ft.	Percent
Retail Trade	78,350	30.5
Services	68,400	26.5
Residential	75,225	29.0
Vacant or Storage	36,700	14.0
TOTAL CBD FLOOR AREA	258,675	100.0%

Total Retail and Services Floor area:	146,750 sq.ft.	(approx.)
Total Apartments at the CBD:	69	
TOTAL CBD AREA	1,436.7 Acres	(approx.)
	630,150.0 sq.ft.	

Present Parking Evaluation

The total of 295 public parking spaces now available to shoppers at the Central Business District is considerable under present needs. If private parking areas for public use are included, the total of 374 parking spaces is still below the amount which should be furnished.

The total retail and service floor area in the downtown of Cobleskill Village is approximately 146,750 square feet. Usually a ratio of 1 square foot of commercial area to two square feet of parking space is desirable to provide convenient shoppers' parking facilities. Assuming[1] 300 square foot for each stall, 978 parking spaces are the present needs at the CBD for commercial purposes only; adding to this figure 69 more spaces represented by the same number of apartments now located in the CBD, a total of 1,047 parking spaces are needed at the Central Business District of Cobleskill Village.

(1) Section 1413-21, Zoning Ordinance (proposed) for Cobleskill - Sargent-Webster-Crenshaw & Folley

The total of 295 public parking spaces being supplied by the Village forms only 29 percent of the minimum that should be furnished; including private parking lots for public use, the total of 374 spaces is only 36.5 percent of the amount which should be available.

Total CBD Retail and Service Floor Area:	146,750	sq.ft.
Total CBD Apartments:	69	
Total Parking Spaces for Commercial Use:[1]	978	stalls
Total Parking Spaces for Apartments:[2]	69	stalls
TOTAL CBD Parking Needs:	1,047	stalls
Present Public Parking Supply:	295	stalls
ADDITIONAL CBD PARKING NEEDS	752	stalls

(1) 300 sq.ft./stall
(2) 1 stall/apt.

Coffee
Shop

TRANSPORTATION

A - Regional Transportation

B - Local Transportation System

C - Transportation System - Town of Cobleskill

D - Transportation System - Village of Cobleskill

E - Proposed Route 7 Relocation

A. REGIONAL TRANSPORTATION

Regional transportation facilities passing through the Town and Village of Cobleskill consist of various highways leading from Cobleskill to other sections of eastern and central New York State, railroad service, and bus service. An airplane landing strip is located close to the Town's border at Duanesburg. There are no navigable waterways in the Town or Village.

In addition to those facilities passing through Cobleskill, regional transportation facilities within reasonable distance include U.S. Route 20, the New York State Thruway (Interstate 90), and all regional transportation facilities in the Albany - Schenectady - Troy area, including the recently-constructed Albany Airport.

Major regional highways serving the Cobleskill area that carry traffic into and out of the Town and Village are New York State routes 7, 145, and 10. Routes 30-A and 162 are used mainly by heavy trucks from the Thruway to Cobleskill.

Route 7 is the only east-west regional highway passing through the Town and Village of Cobleskill, and represents the major tie between Albany and Binghamton. After passing considerably north of the Village of Schoharie, route 7 enters the Town of Cobleskill at its eastern border and proceeds due west through the center of the Town. Upon entering the Village, route 7 continues its due west course, and finally turns to the southwest just before leaving the Village. After passing through the Village of Richmondville, route 7 continues on to Oneonta and Binghamton.

Since route 7 is the only east-west regional highway passing through Cobleskill, and since it is also the only direct route between Albany and Binghamton, it should not be too surprising to note that traffic volumes on this route as it passes through the village are rather high. Adding to this is the fact that route 7 also serves as the Village's main street as it passes through the central business district. Thus, route 7 is forced to serve two conflicting functions; that of a major regional highway and that of an access street to Cobleskill's central business district. These conflicting traffic requirements, as well as the importance of route 7 as an east-west highway have led New York State to undertake studies aimed at solving the existing problems. These solutions are discussed in a later section of this report.

Serving the Town and Village of Cobleskill in a north-south capacity are routes 145 and 10. These two routes complete the regional highway system passing through the Town and Village, although as mentioned earlier, U.S. Route 20 and the New York State Thruway are close enough to be of service to Cobleskill residents and should be considered as a part of the total regional transportation system.

Route 145 provides the most direct link between U.S. Route 20 and Cobleskill. This route enters the Town at its northwest corner, and then veers slightly to the east before intersecting route 7 in the Village. At this point, the conflict of traffic functions previously mentioned in connection with route 7 is intensified by the meeting of these two regional facilities in the heart of the central business district. (North Grand Street and Main Street)

The southern extension of route 145 joins route 7 east of the Village and to the south of Barnerville. From that point route 145 passes through Middleburg and then follows a south-easterly course to Catskill and the New York State Thruway (Interstate 87).

In addition to route 145, route 10 also serves as a regional highway for north-south traffic. This route leaves the Village in the vicinity of the State University College at Cobleskill, follows a common route with route 7 to Richmondville, and then goes due south to Stamford and Delhi. To the north, route 10 loops to the northwest until it reaches route 20 at Sharon Springs. From that point route 10 continues due north to Canajoharie and the New York State Thruway.

Although route 10 may be used to reach the New York State Thruway, the usual route from Cobleskill is to travel route 145 to U.S. 20 and then use route 10 between U.S. 20 and the Thruway. Heavy trucks usually get off the Thruway at the Fultonville Interchange, coming down by route 30-A to N.Y. 7 - crossing U.S. 20 at Sloansville - and then into Cobleskill; or they get off the Thruway at

the Canajoharie Interchange, and then take N.Y. 162 at Sprakers and down through Sloansville this way to N.Y. 7, and then into Cobleskill.

As is true of routes 7 and 145, route 10 also adds to the conflict between through and local traffic in Cobleskill's central business district. Traffic moving from either the Thruway or U.S. 20 to a point south of Cobleskill on route 10 must travel through the Village. Also, route 10, because it intersects route 145 just north of the central business area dumps still more traffic into that already congested area.

Despite the fact that there are three regional highways passing through Cobleskill, access to the area is not good. All three regional highways are two-lane facilities that have steep grades, sharp curves, and all pass through towns and villages along their route. Improvements to route 7, including relocation around the central business district, will eventually provide a modern regional facility. However, no definite schedule for this project has been established.

In addition to regional highways, regional transportation is also provided by bus and by the railroad. Bus service between Cobleskill and larger terminals to the east and west provides the only regularly scheduled passenger service available. At the end of last year, negotiations were under way to provide for an express bus from New York to Sharon Springs, which would stop at Cobleskill and perhaps Middlebury. This would operate not only during the summer, but would also include at least weekend service year-round. Railroad service consists of one freight train per day in each direction (east to Albany and west to Oneonta) Monday through Saturday. Additional trains pass through the Village and if necessary stop, however, since Cobleskill is on the main line.

As mentioned earlier, air facilities consisting of a landing strip in Duanesburg provide the only locally available possibility of air travel. No scheduled commercial flights operate from this strip. Charter air service is available at Duanesburg, and the landing strip is big enough to take the twin-engine Beechcraft. Albany, some 40 miles to the east via routes 7 and 20, however, has a modern airport facility with regularly scheduled commercial service to all major terminals in the northeastern United States.

B. LOCAL TRANSPORTATION SYSTEM

The framework used to analyze the existing local transportation system in the Town and Village will be based upon the classification of thoroughfares according to function served, traffic counts, and in some cases, a combination of both these factors. In this respect, these thoroughfare or street classifications will be used: local or access roads, collector or secondary roads, primary roads, and arterial roads. Each is defined and discussed in the following sections of this report.

Access or Local Roads

Access or local roads, as the name implies, function principally in providing vehicular and pedestrian access to the properties abutting the right-of-way. Moving vehicular traffic from one area to another is a secondary function of local streets. Since their primary function is that of land service, these streets normally should not be expected to carry heavy traffic, thus impairing the access function. In addition, these streets may also serve as easements for public utilities.

Examples of local or access streets in the Town of Cobleskill are Mickle Hollow Road, Sitzer Road, and Roberts Road. In the Village of Cobleskill, Clinton Circle provides an excellent example of a local or access road.

Local or access streets, however, are not limited to residential service alone. Roads providing access to the junior-senior high school, Howes Caverns, and the State University College at Cobleskill also serve the local or access function.

Collector or Secondary Roads

Collector or secondary roads serve two basic functions. First, these streets are used to "collect" traffic from local or access roads. Secondly, collector or secondary roads provide the link necessary to move traffic from local streets to primary roads and highways. These roads also collect and move traffic to and from local traffic generators such as schools and shopping centers. Land access is normally considered a secondary function of these roads. Streets in this category, as was true of the local street category, also serve as easements for public utilities.

Examples of collector or secondary streets in the Town of Cobleskill are the Sagendorf Corners Road, Mineral Springs Road, and Lamont District Road. These are primarily secondary roads rather than collectors. Their classification is not based on their "collecting" function, but on the small amounts of traffic they carry compared to volumes on primary roads. In the Village of Cobleskill, roads serving as this category of thoroughfare are North Street, Washington Avenue, and MacArthur Avenue.

Primary Roads

The movement of vehicles--automobiles, trucks, and buses--is the first and most important function of primary roads. Movement of vehicles is in large numbers, and as the name of this category or road implies, includes the longer trips involving transportation from one part of the town or region to another. Land access is a secondary function of primary roads. Examples of these roads in Cobleskill are routes 7, 145, and 10.

Arterials

In the regional scheme, these limited or controlled access roads move large volumes of traffic from one city or town to another quickly and efficiently. Locally, arterials may also be used to move large volumes of traffic from one part of a city or town to another. Under normal conditions, there is no land access function related to these traffic movers.

Presently, no arterial-category thoroughfares exist in Cobleskill. They are mentioned here because when route 7 is relocated, it will be a road in the arterial classification designed to move large volumes of traffic and having controlled points of access.

C. TRANSPORTATION SYSTEM IN THE TOWN OF COBLESKILL

As previously mentioned in an earlier section of this report, the major roads serving the Town of Cobleskill are New York State routes 7, 145, and 10. All of these are classified as primary roads.

With the exception of route 10, all primary roads cut through the center of Town. Route 10 enters as far east as the intersection of North Grand and Main Streets. The northern branch of route 145 and route 10 are the north-south primary facilities. No other primary facilities are available to north-south travelers. The absence of any major traffic artery in the southern part of the town is due, in large measure, to the rugged terrain and consequent sparse development.

Traffic count information presented in Table T-1 again illustrates the importance of route 7 in terms of traffic volumes. Average annual traffic volumes on this primary thoroughfare in 1961 ranged between 3,500 and 6,200 vehicles. The only comparable information for 1963 indicates an increase of traffic on route 7 at the western Village boundary of 20.8 percent from 1961 to 1963. It would not seem unwarranted to presume similar traffic volume increases at other points along route 7.

TABLE T-1

ANNUAL AVERAGE DAILY TRAFFIC VOLUMES

SELECTED ROADS

TOWN OF COBLESKILL

1961 and 1963

ROUTE AND LOCATION	YEAR 1961	1963
ROUTE 7		
East of junction with 145 (south)	4,000	*
East of junction with Greenbush Hill Rd.	6,200	*
At Village boundary (west)	3,500	4,228
ROUTE 145		
At Village boundary (north)	2,400	*
Between Mineral Springs and Acker Hollow Road	1,700	2,130
At U.S. Route 20	1,095	*
ROUTE 10		
West of town boundary (northbound)	1,000	*
MINERAL SPRINGS ROAD		
West of Foster Barner Road	*	729
FOSTER BARNER ROAD		
Between Mineral Springs Rd. and Creek	*	549
GROVENOR CORNERS ROAD		
Between Route 7 and Shutts Corners	*	1,292

* Traffic Counts Not Available
Source: New York State Department of Public Works

Also illustrated in Table T-1 are traffic volumes for route 145. Although this route carries much less traffic than does route 7, considerable use is made of the northbound as well as the southbound sections of this primary highway facility. In 1961, average annual daily traffic on this thoroughfare, within the Town of Cobleskill, ranged between 1,700 and 2,400 vehicles, the larger volume occurring on the northern section. Both these volumes were greater than that recorded at the intersection of route 145 and U.S. Route 20 to the north of Cobleskill. Comparable data for 1963 indicates a 25.3 per cent increase in traffic volume since 1961 on route 145 between Mineral Springs Road and Acker Hollow Road.

No traffic counts within the Town of Cobleskill were available for route 10. However, average annual daily traffic on the northbound section of route 10 to the west of the town line amounted to 1,000 vehicles in 1961. This, when compared with the data available for route 145, seems to indicate that 145 is carrying at least twice as much traffic north of the Village as is route 10.

Complementing this system of primary thoroughfares serving the Town of Cobleskill is a secondary road network that collects traffic and carries it to primary roads. The northern portion of the town is served mainly by Grovenor Corners Road, Barnerville Road, Caverns Road, Hubb Shutts Road. In the southern portion of the town, Mineral Springs Road provides the only secondary facility.

Traffic count information available for 1963 indicates that traffic loads on Mineral Springs and Foster Barner Roads, although significant, still must be considered secondary relative to traffic volumes mentioned in connection with primary roads. Grovenor Corners Road with an average annual daily traffic volume of 1,292 vehicles in 1963, however, is fast approaching the primary classification and might be indicative of a need for this type of facility to service that area of the Town of Cobleskill.

The remaining roads in the Town of Cobleskill are mostly town roads serving a local or access function carrying minor traffic volumes. Since they play no major role in moving traffic in terms of the entire Town of Cobleskill, they need not be discussed individually.

D. TRANSPORTATION SYSTEM IN THE VILLAGE OF COBLESKILL

Primary roads discussed in earlier sections of this report form the basic skeleton of the transportation system within the Village of Cobleskill. Routes 7, 145, and to some extent 10, provide the major traffic-carrying facilities in the Village, and as such, all other streets are eventually oriented to these prime traffic movers.

The movement of traffic in the Village, because of the concentration of land uses, is both more important and more complex than is true of the Town of Cobleskill. In addition to classifying streets according to function, concentrations of similar land uses must also be classified as to their traffic-generating capacities. Commercial groupings must be considered in terms of the type and amount of traffic they cause to circulate through the Village streets. The same must be done for residential, public, and industrial areas. Major traffic generators must be considered in relation to existing primary streets and in relation to total Village circulation problems as well.

Grand Street extending under the railroad tracks and across the creek as far as the Village line, is the only north-south primary facility in the Village of Cobleskill. All other north-south streets in the Village are either collector or access streets. Main Street from one end of the Village to the other is the major east-west primary facility. Elm Street is also an east-west primary facility, albeit much less-traveled than Main Street. All other east-west streets are either collector or access streets. In fact, all other streets in the Village fit in to one of these two categories.

The major traffic-generator in the Village is the central business area located at the intersection of Grand and Main. Note that business establishments are located on all four corners of this intersection. Since these two streets are the two major primary roads in the Village, they generate a considerable amount of through traffic themselves. Mixture of this through traffic with the traffic generated by the business district has resulted in congestion and generally inefficient movement of traffic, and is probably the major circulation problem facing Cobleskill. Other commercial concentrations along East Main Street create the same mixing of different kinds of traffic, although in one case a commercial concentration set back from the primary facility has helped ease the situation.

Public or quasi-public uses also generate large amounts of traffic in the Village of Cobleskill. Included in this category would be public schools, hospitals, the fair grounds, and the State University College at Cobleskill. The public school complex on Washington Avenue is easily accessible from all three primary thoroughfares in the Village. In each instance, however, access is through a residential area. If only an elementary school were involved, this would be no major problem, and might even be desirable. However, since the Junior-Senior High School is also located at this site, and since most of the students attending the school do not come from the adjacent residential areas, the problem of a major traffic-generator separated from a primary road by a residential neighborhood does exist.

Access to the new Community Hospital, which is subject to emergency traffic is also through a residential area. The State University College at Cobleskill, on the other hand, is located on a primary facility.

Industrial uses, including the railroad, also generate large volumes of a special kind of traffic. In this case, careful attention will have to be given to trucking requirements as well as the problem of moving workers to and from their residences at "rush" hours.

Residential neighborhoods also are considered traffic generators. Traffic volumes within the residential area, however, are very small and are capably handled by access or local streets. Problems concerning residential traffic usually center around the lack of any attempt to control access to a residential neighborhood. Access streets become through streets and traffic patterns become haphazard.

In the Village of Cobleskill, a good example of this kind of problem is provided by the residential area be-

tween North Grand Street and the Community Hospital to the north of East Main Street. The area contains the Lark Street School, a library, and approximately one hundred dwelling units. A planned development of this size would require two or three roads to the main circulation system. This area in Cobleskill, however, has eight roads connecting it to the main circulation system. In other words, there are at least five unnecessary intersections serving this area. Elimination of these intersections would allow for more efficient control of traffic and fewer streets and intersections to care for.

E. PROPOSED ROUTE 7 RELOCATION

Present plans concerning route 7 include the general improvement of the road between Albany and Binghamton, as well as relocating those sections of the road that pass through congested urban areas. One of these urban areas is the Village of Cobleskill.

In September of 1961, a study was conducted by the State indicating that up to 50 per cent of the motorists using route 7 were traveling to points beyond Cobleskill, and would bypass the Village if given the opportunity. The remaining motorists wanted to enter the Village. Based on this information, a bypass was justified, although the State recognized its responsibility to provide convenient access to the Village for local traffic.

Of three possible alternatives, the State chose a route south of the Village. As presently proposed route 7, when relocated, would parallel the existing road to a point just west of the intersection of existing routes 7 and 145. From that point relocated route 7 would run between the creek and Mineral Springs Road until it crossed Mineral Springs Road just west of Foster Barner Road. Route 7 would then swing to the south. No specific access points have, as yet, been designated by the State.

This proposed relocation, since it is south of the Village, does not serve the north-south traffic on route 145. The State study indicated that present traffic volume on this road is not great enough to justify the added expense required to serve those vehicles. Should traffic volumes on route 145 increase appreciably, the highway could be relocated around the northeast corner of the Village, according to the State's report.

SUMMARY AND CONCLUSIONS

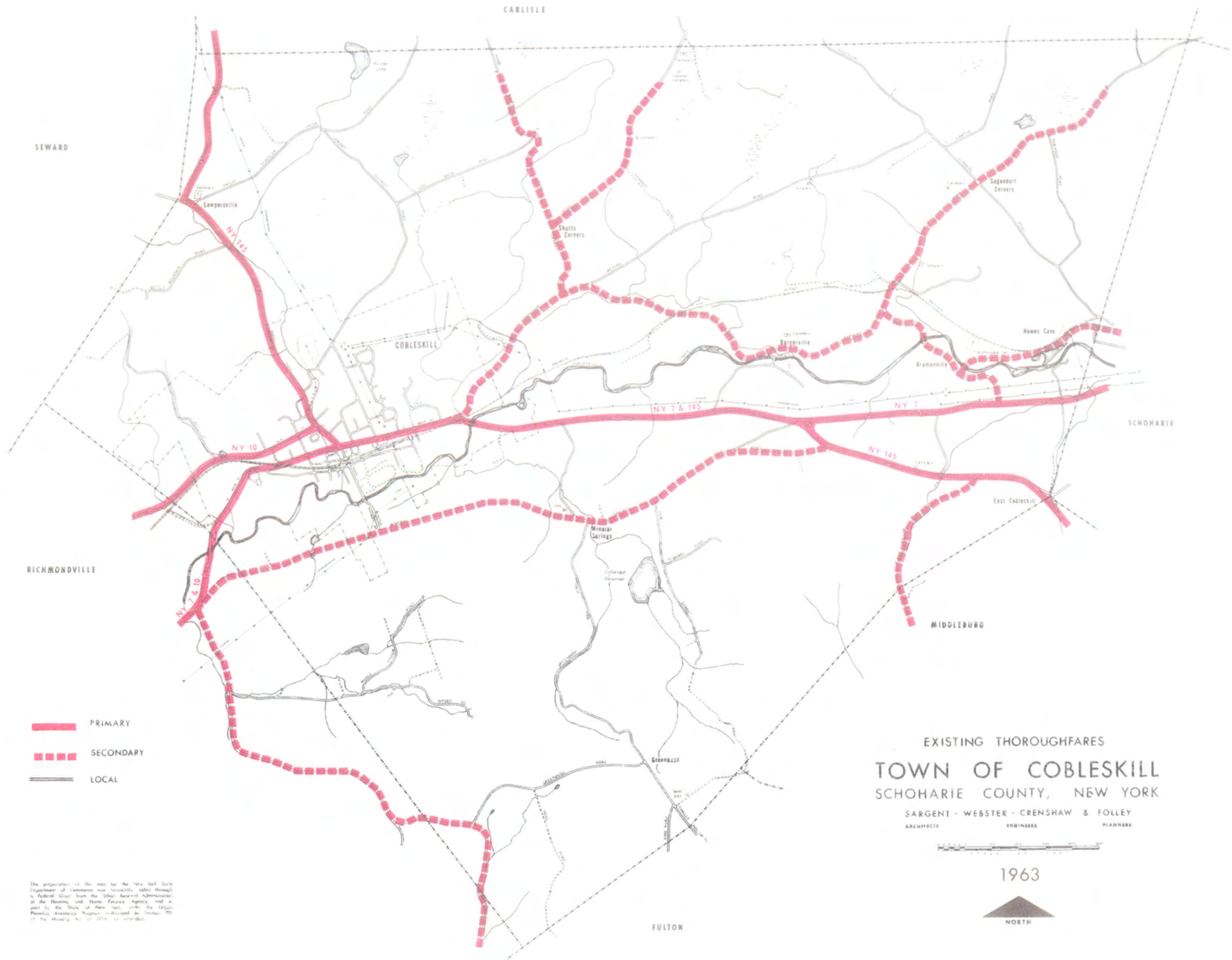
Problems concerning traffic and circulation all center around the fact that most urban areas developed before modern transportation systems and vehicles. Consequently, existing streets and highways are often unable to meet present-day requirements. Cobleskill is no exception.

Regional facilities serving the Town of Cobleskill are presently deficient. Although improvements planned for route 7 will be beneficial, Cobleskill will still have no regional highway comparable to those in the Interstate System. Improvements to highways connecting the Town and Village to the New York State Thruway (Interstate 90) some 24 miles to the north would make a modern highway reasonably accessible. The presence of the Albany Airport 40 miles to the east precludes the need for additional air facilities in Cobleskill.

Traffic using the Town and Village streets and roads must be separated according to function. Mixing of through, local, commercial, residential, or industrial traffic leads to congestion and inefficiencies. Primary roads should be used to move large volumes of traffic, collector roads should carry traffic to primary facilities, and local or access roads should be kept free of through traffic.

Traffic count information for the Town of Cobleskill indicates that the Barnerville-Grovenor Corners Road is becoming a primary facility. This, along with routes 7, 145, and 10 will probably constitute the Town's major traffic arteries in the future. Mineral Springs Road, depending on proposed changes in route 7 also could become a primary facility.

More complex than problems in the Town are those facing the Village. Concentration of land uses makes an efficient transportation system imperative. Control of access and the relationship of major traffic generators to primary roads are the major factors that must be considered in planning the Village's future transportation system.



The preparation of this map for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

EXISTING THOROUGHFARES

TOWN OF COBLESKILL

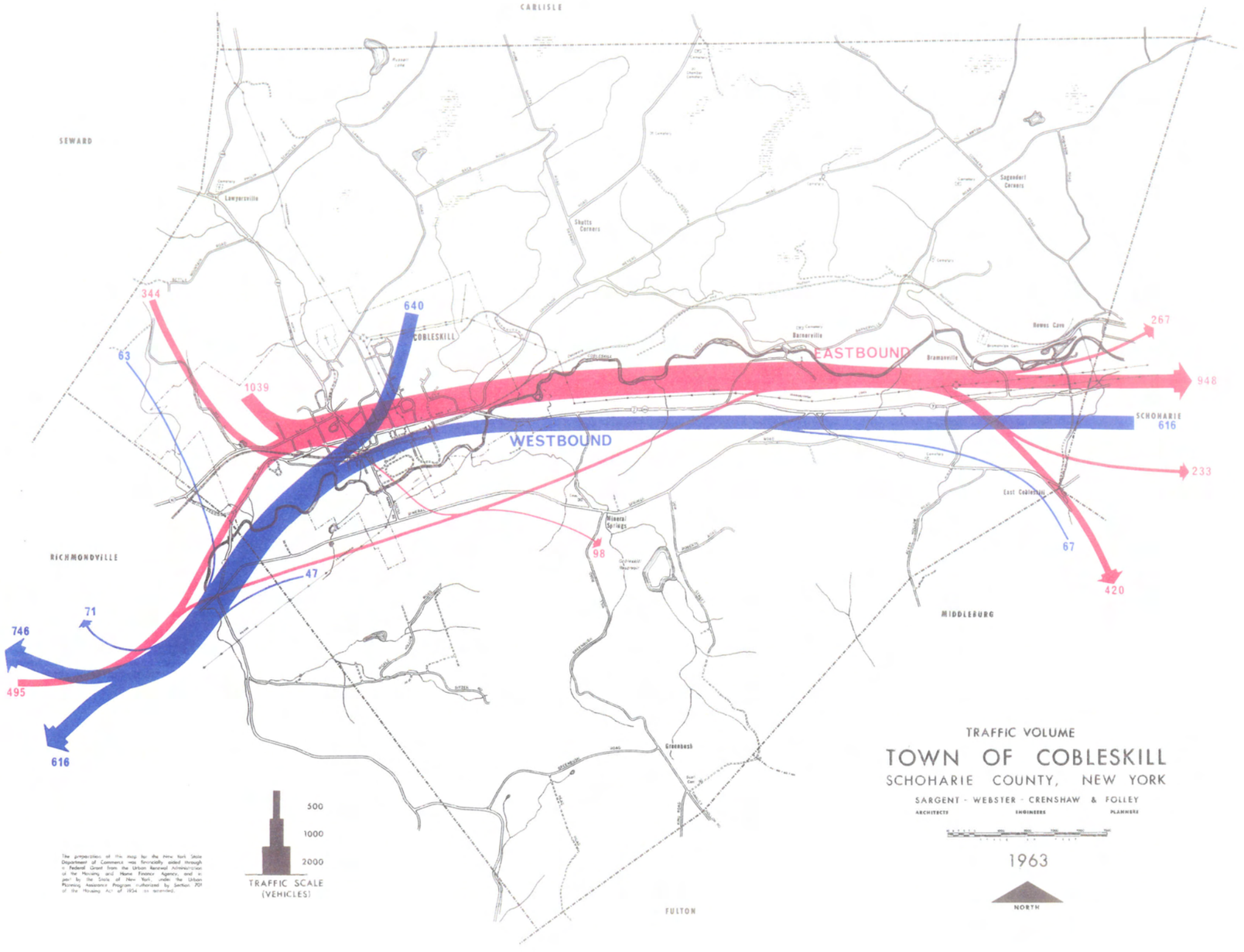
SCHOHARIE COUNTY, NEW YORK

SARGENT - WEBSTER - CRENSHAW & FOLLEY

ARCHITECTS ENGINEERS PLANNERS

1963

NORTH



The preparation of this map for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954 as amended.

TRAFFIC VOLUME

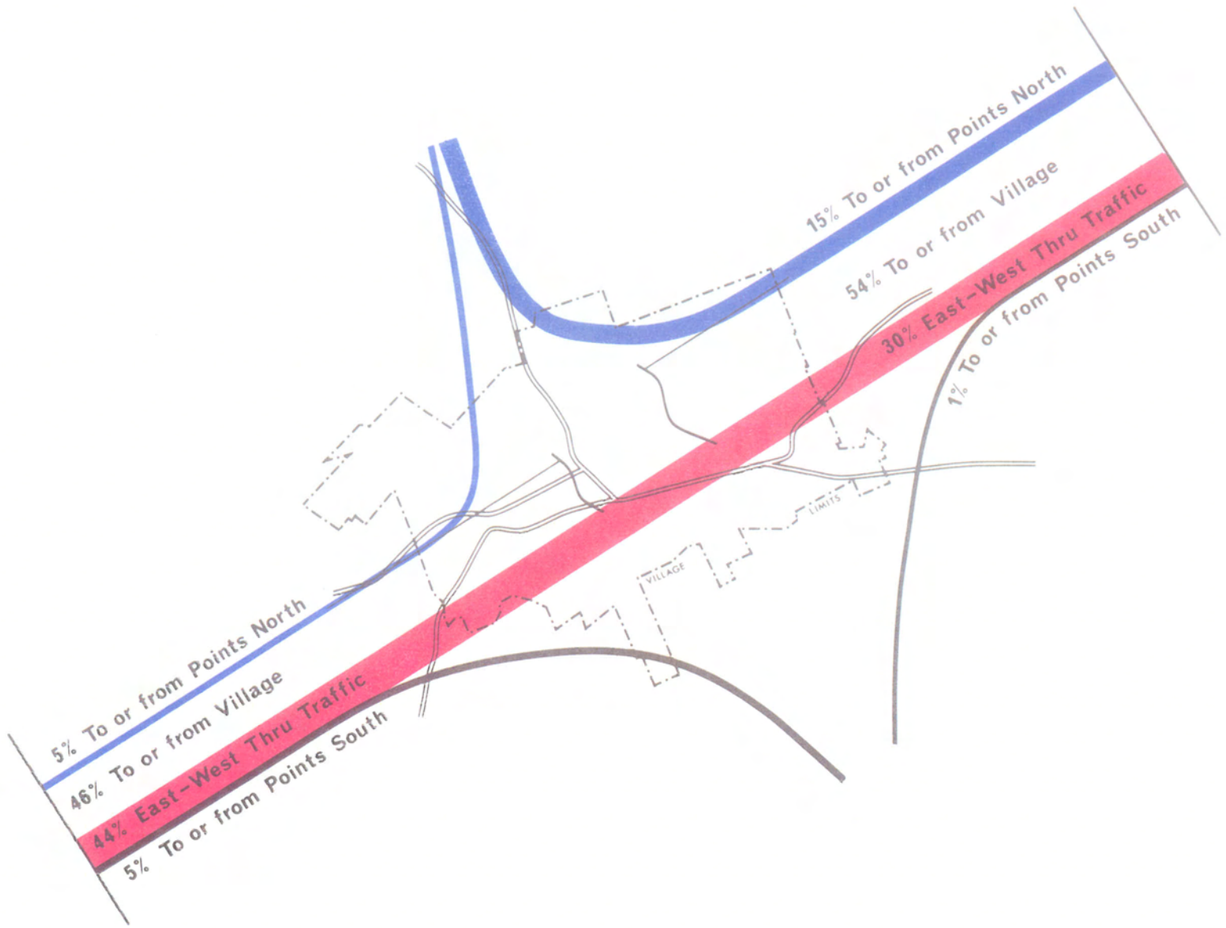
TOWN OF COBLESKILL

SCHOHARIE COUNTY, NEW YORK

SARGENT - WEBSTER - CRENSHAW & FOLLEY
ARCHITECTS ENGINEERS PLANNERS

1963

NORTH



The preparation of this map for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954 as amended

COMPOSITION OF TRAFFIC
ROUTE 7

VILLAGE OF COBLESKILL

SCHOHARIE COUNTY, NEW YORK

SARGENT · WEBSTER · CRENSHAW & FOLLEY
ARCHITECTS ENGINEERS PLANNERS

1963

NORTH

PUBLIC UTILITIES AND SERVICES

A - WATER SUPPLY

B - SEWER SYSTEM

C - REFUSE

D - SERVICES

WATER SUPPLY

The Cobleskill Region

As reported in the Geological Survey made in 1902 (1), nearly all the farms in Schoharie County, New York, were supplied by springs and dug wells; drilled wells being almost unknown. In 1940, there were 2,453 farms reported in Schoharie County. The water needs of a large number of them were supplied by wells, springs and ground water. In 1950, of the 20,812 population in Schoharie County, approximately 4,100 were served by public water supplies derived from surface waters, and approximately 2,400 by public supplies derived from ground waters. The remainder of the population derived its water for domestic and farm needs from private ground water supplies.

In 1940, two villages in Schoharie County obtained their water from surface waters: Cobleskill (population 2,617) and Middleburg (population 1,074). The first village supplies its need for water from Dow Creek, and the second from Little Schoharie Creek.

(1) State of New York - Department of Conservation - Water Power and Control Commission - Bulletin GW-22-1950.

Table PU-1 presents the sources of water and the estimated population served for Schoharie County and for the Village of Cobleskill.

Village of Cobleskill Water System

Background

The first waterworks system of Cobleskill Village was constructed and placed in service in 1887. It consisted of an impounding reservoir on Dow Brook (about $2\frac{1}{4}$ miles southeast of the Village center, south of the hamlet of Mineral Springs), a cast iron supply main and street distribution pipes. The storage capacity of the reservoir was estimated at 100 MG. Three years later, in 1890, the State Board of Health (State Department of Health) enacted the first regulatory measures for sanitary protection of the water supply for the Village of Cobleskill.

In 1914, a pressure sand filter plant was built at East Street near MacArthur Avenue, consisting of four mechanical filter units, rated at a capacity of approximately 1/2 million gallons per day (MGD). In 1922, two horizontal settling tanks were installed, with a total capacity of 20,000 gallons. The operation of this plant, by 1959, included pre-chlorination, coagulation with alum, addition of carbon, sedimentation, and the injection of soda ash and fluorine after filtration. A wash water tank of 50,000 gallons capacity was utilized for back-washing these filters.

The Water Works operates under the direction of the Village Board, and is the property of the Village of Cobleskill.

Cobleskill Creek Valley

This region has a preglacial channel at more than 100 feet below Cobleskill Creek bed. With the exception of a small area near the hamlet of Warnersville, the region lacks a flat valley, and till forms most of the superficial glacial deposits. Several test wells indicated clay with some fine sand above the bedrock; most of the is probably lake deposited. A blue and brown lake clay underlies a terrace located east of Howes Caves, at about 40 feet above the present creek bed.

Possible Sources of Water

Several investigations on possible water sources for the Village of Cobleskill have been made in the past, including those by the New York State Department of Health, and estimates were made concerning the dependable yield of the existing supply. As a result of the different studies, it can be said that there are five possible sources of water for the Village: 1) Russell Lake; 2) the Lawyersville Stream; 3) Cobleskill Creek; 4) wells; and 5) construction of an additional reservoir next to the existing reservoir at Dow Brook, or the adjacent watershed of Smith Brook.

TABLE PU-1

SOURCE OF WATER - 1960

VILLAGE OF COBLESKILL AND COMPARISON AREA

Place	Population	All Housing Units	Public System or Private Company	Individual Wells	Other
Schoharie County		8,418	2,711	4,710	997
Percent		100%	32%	56%	12%
Population	22,616	2.7 persons/ Housing Unit	7,300	12,700	2,616
Village of Cobleskill		1,056	1,031	20	5
Percent		100%	97.5%	2.0%	0.5
Population	3,471	3.3 persons/ Housing Unit	3,400	56	15

Source: Based on 1960 Census of Population and 1960 Census of Housing.

The first was considered not to be a desirable source due to the relatively high cost involved in obtaining a small amount of water; the second comprises a drainage area of approximately three square miles, and seems to contain a feasible site for a dam and reservoir, but today this source should be considered as an entirely new system, not as an addition to the existing system, and to be used only when the capacity of Dow Creek will not meet anticipated needs.

Cobleskill Creek was included in the series of surveys made by the Water Pollution Control Board of the New York State Department of Health in 1960, in its study of the Schoharie Creek Drainage Basin(1). In presenting the results of the survey, the report states: "Investigations made during the survey and the results of sampling showed that there was pollution of the waters of Cobleskill Creek, as the stream flows through the community of Cobleskill." The foregoing statement leaves no doubts about the present inadequacy of the Cobleskill Creek as a source of water supply for the Village.

In order to determine the availability of ground waters, several test wells were drilled in 1945 and 1946, at the left side of Cobleskill Creek and west of South Grand Street, for more than the distance of a mile along the floor of the valley.(1)

(1) Schoharie Creek Drainage Basin - N.Y.S. Dept. of Health, Water Pollution Control Board - Mohawk River Drainage Basin, Survey Series, Report No. 4 (May 1960)

(1) Report on Improvements to Water Supply System - Village of Cobleskill, Schoharie County, N. Y., by Barker and Wheeler (February 1947)

Existing Waterworks

At present, the water system of the Village of Cobleskill consists of (1) an impounding reservoir at Dow Creek, (2) a gravity filtration plant just at the northeast side of the reservoir, (3) the transmission main, (4) the distribution system, and (5) two storage reservoirs, one north of the Hospital, and the other near the northern Village-Town line, off North Grand Street. The 1914 pressure sand filter plant at East Street near MacArthur Avenue has been disconnected since the new gravity mechanical filter plant entered service in 1962. The map "Water System" for the Town and Village shows the location of facilities and data related. Supplementary information appears in the Appendix accompanying this report.

Water Consumption

Table PU-2 presents a summary of the water consumption for the Village of Cobleskill from 1916 to 1960, and the estimated future water requirements for 1970, 1980, and 1990. The figures are related to the average yearly consumption, the water consumption in the maximum month and maximum week, and on the maximum day. The existing filtration plant is capable of covering the needs of the maximum week during this period; demand in excess of this requirement for an individual day can be met by the present distribution storage reservoir, if water in the amount needed is available.

The high student population during the winter and the high per capita use - without students - during the summer months establishes a kind of balance.

The major water consumer is the State University of New York, followed by the schools, the dairy industry, and the Hospital, in that order.

Outside its corporate limits, the Village water system supplies some 28 houses and four farms at the hamlet of Mineral Springs, and a golf course. Inside the Village limits, a population of 3,471 inhabitants was served in 1960. It is estimated that the Village population will be 5,426 inhabitants by 1980.(1)

The Cobleskill Village Board has responsibility for the water system and its operation. A Superintendent is in full charge of the operation of the plant and the distribution system.

(1) Population Report - Sargent-Webster-Crenshaw & Folley July 1963

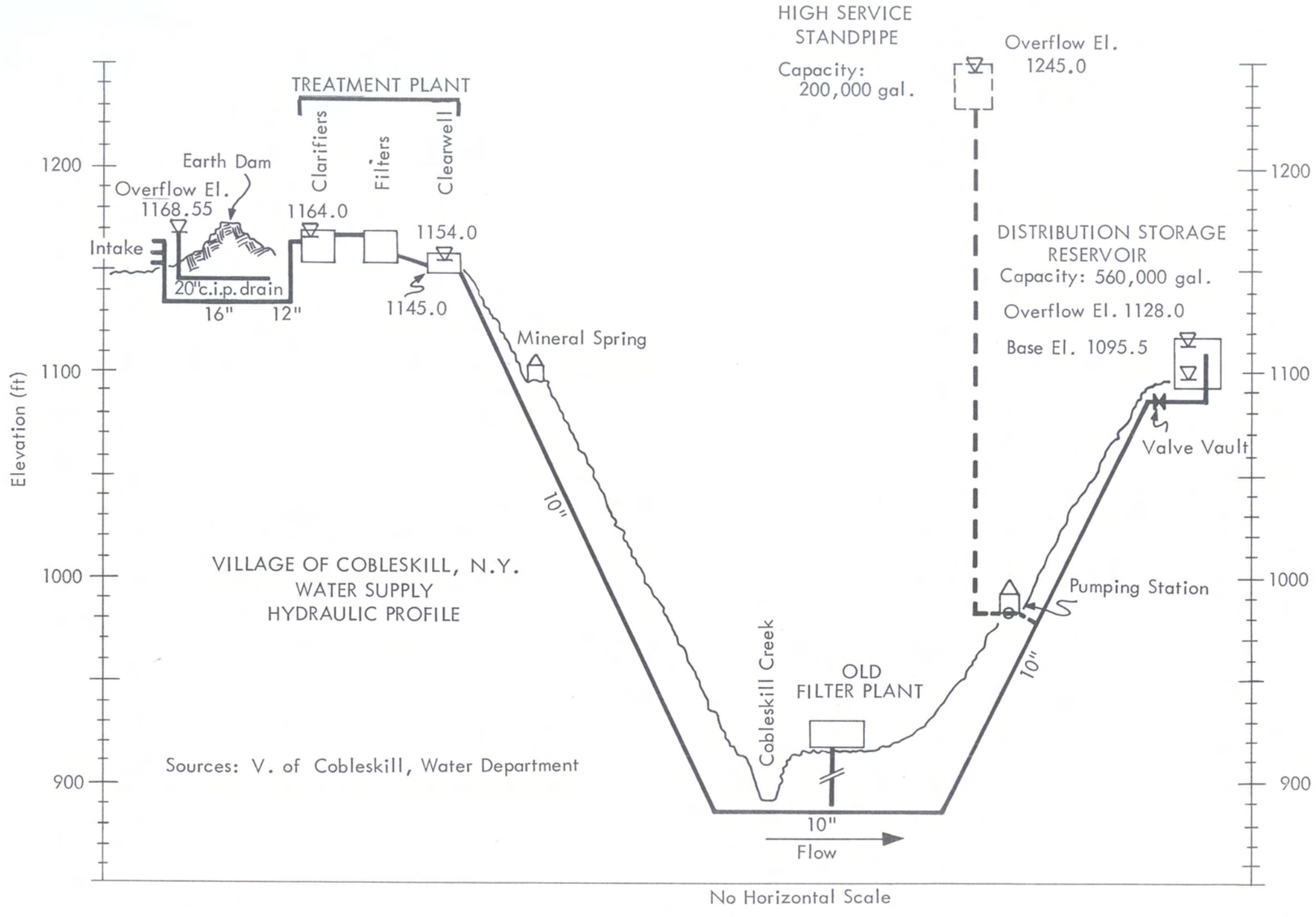
TABLE PU-2

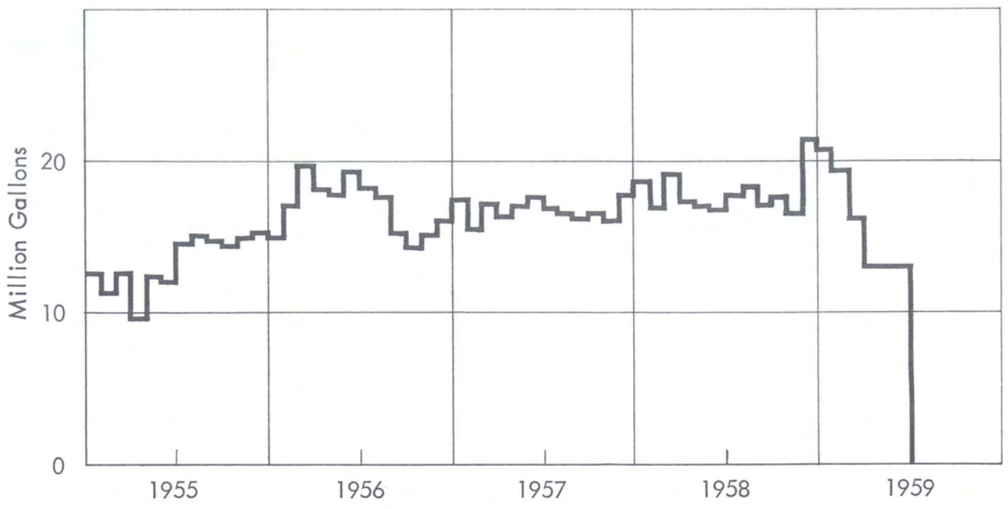
VARIATION IN WATER CONSUMPTION - VILLAGE OF COBLESKILL

Consumption in Thousands of Gallons Daily

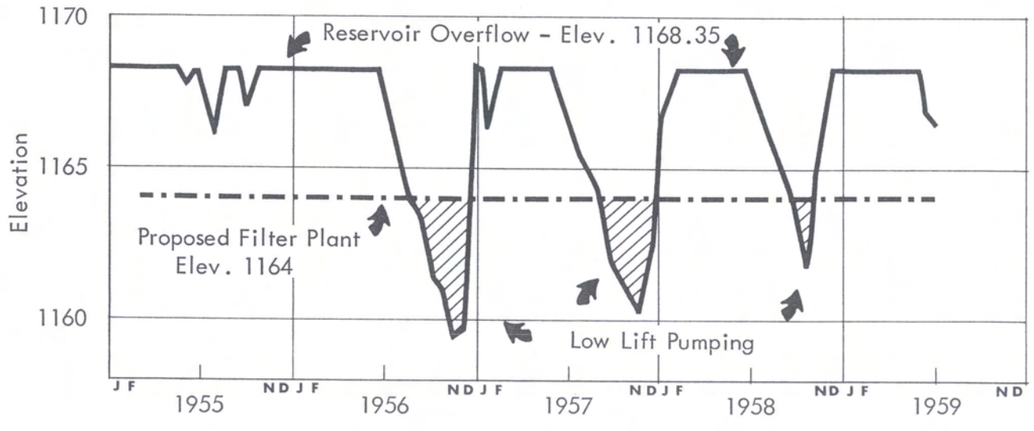
Year	Average Yearly	Maximum Month	Maximum Week	Maximum Day	
1916	374	411			
1917	337	443			
1918	328	510			
1919	300	375			
1920	363	383			
1921	356	395			
1929	456	545			
1943	425	500			
1944	444	505			
1945	544	595			
1946	596	702	---	844	
(Major leaks repaired)					
1954	389	464	524	693	
1955	434	491	507	807	
1956	554	636	670	743	
1957	548	584	588	662	
1958	587	690	731	799	(Known leaks)
1960	450	540	600	625	
1970 Estimated	550	660	735	725	
1980 Estimated	650	780	865	975	
1990 Estimated	750	900	1,000	1,125	

Source: Village of Cobleskill, Water Treatment Plant, Superintendent's Office (Smith Report, 1959)


TREATMENT PLANT
Clarifiers
Filters
Clearwell
Earth Dam
Overflow El.
1168.55
Intake
20"c.i.p. drain
16"
12"
1164.0
1154.0
1145.0
Mineral Spring
10"
HIGH SERVICE
STANDPIPE
Capacity:
200,000 gal.
Overflow El.
1245.0
DISTRIBUTION STORAGE
RESERVOIR
Capacity: 560,000 gal.
Overflow El. 1128.0
Base El. 1095.5
Valve Vault
Pumping Station
10"
Cobleskill Creek
OLD
FILTER PLANT
10"
Flow
Elevation (ft)
1200
1100
1000
900
VILLAGE OF COBLESKILL, N.Y.
WATER SUPPLY
HYDRAULIC PROFILE
Sources: V. of Cobleskill, Water Department
No Horizontal Scale



MONTHLY WATER CONSUMPTION



VARIATION IN RESERVOIR LEVEL

Source: Village of Cobleskill, Water Department, Superintendents Office

SEWER SYSTEM

Village of Cobleskill

The basic sewer system was built in 1892 and it serves the older part of the Village of Cobleskill. At present, the sewer system includes almost all the built-up area of the Village, the northern corner of the State University, the schools on Washington Avenue, the Fair Grounds, and has also been extended to the proposed site for the Nursing Home. (See Table PU-3) A small area on the south side of Quarry Street, across from the cemetery, is not included in the sewer system, and the sewage of this area is discharged into about ten individual septic tanks.

In general, there is a separation between waste and storm water along some of the principal streets in the older section of the Village, but it does not exist in the newer developments. Drainage consists of underground piping and some open ditches.

The sewer system consists mainly of pipes 6 and 8 inches in diameter, with 10 and 12 inch diameter collector pipes in some streets. An interceptor is located at the south, running from east to west between MacArthur Avenue and Cobleskill Creek. This interceptor actually begins at Elm Street, west of Lincoln Avenue, as a pipe 10 inches in diameter, which is increased to 12 inches from Washington to South Grand Street, and is further enlarged in the section traversing the Fair Grounds to the Sewerage Treatment Plant to 15 inches in diameter. Other 15 inch pipe forms the section on the Plant's street from East Main Street to the Plant. The discharge pipe to Cobleskill Creek is 18 inches in diameter (See Map "Sewer System"). Extension of the system to the east of the shopping center for some 2,500 feet is under study.

Sewerage Treatment Plant

The Sewerage Treatment Plant is located east of the Fair Grounds; at full capacity it can serve the needs of a population of about 5,000. At present, the ordinary daily volume treated is approximately 350,000 gallons. The plant provides primary treatment, that is, solid separation and heated digestion, and chlorination of effluents; a system that is not enough to avoid the pollution of Cobleskill Creek downstream where wastes are finally discharged, polluting the water for some distance. The effluents are discharged into the Creek by gravity through an 18 inch diameter pipe. The Sewerage Treatment Plant, and the whole sewer system, in general, is in good condition.

Water Pollution

No information was available about the contamination of ground waters. The waters of Cobleskill Creek downstream from the Village's outfall are polluted by the sanitary wastes which have only primary treatment, and garbage and refuse from the Village dump. Earlier reference was made to the water pollution of Cobleskill Creek. Some of the tributaries of Cobleskill Creek are contaminated to some extent by septic tank effluents, and by contamination of animal origin. This condition is caused, in part, by the steep slopes and the resulting rapid runoff; however, the problem is further aggravated by the fact that many private homes discharge storm water into the sanitary sewer system.

Town of Cobleskill

The Town of Cobleskill has no public sewer system; sewerage is provided by individual septic tanks. The subsurface conditions of heavy clay soil are poor for the absorption of effluents from septic tanks, and for this reason this system should only be allowed on lot sizes of over 20,000 square feet, which will provide sufficient area for proper disposal of sanitary wastes, and only where there is no possibility of service from the public sewer system. Mention is made again of the fact that the inhabitants of the Town of Cobleskill obtain their water mainly from wells generally located around the discharge of the septic tanks, so the danger of contamination is apparent.

TABLE PU-3

SEWAGE DISPOSAL - 1960

VILLAGE OF COBLESKILL AND COMPARISON AREA

Place	Population (1960)	All Housing Units	Public Sewer	Septic Tank or Cesspool	Other
Schoharie County	22,616	8,418	1,861	5,021	1,536
Percent		100%	22%	60%	18%
Village of Cobleskill	3,471	1,056	1,006	34	16
Percent		100%	96%	3%	1%

Source: 1960 Census of Population and 1960 Census of Housing

REFUSE

Town and Village of Cobleskill

The Village of Cobleskill has an organized refuse service, with a weekly collection, serving the Village as a whole.

The refuse equipment and installations consist of four trucks: two dump trucks, one garbage truck, and one sweeper truck for street cleaning, and an incinerator located next to the Sewerage Treatment Plant. There is a dump area in the same lot, located east of the Sewerage Plant and the incinerator. Report No. 4(1) states: "At Cobleskill the municipal dump is along the bank of Cobleskill Creek, and some of the dumpings go directly into the stream."

On a cooperative basis, the Town of Cobleskill uses both the Village's incinerator and dump for the disposal of its refuse. During certain days, a Town bulldozer is used at the Village's dump for the operation of spreading refuse. This is not a sanitary landfill system of refuse disposal, since wastes are just spread and are not covered with earth.

The installations for refuse disposal are open to the public on week days, as scheduled; however, the installations are closed on Sundays and holidays.

(1) Ibid, Page 14

The burnable material goes to the incinerator and the other materials are disposed of on the dump. There is some problem with rubber grindings from a tire retreading shop.

STREETS

The Village of Cobleskill has approximately 14 miles of paved streets which are cleaned regularly, three times a week, with a Wayne street sweeper. These streets are maintained by the Village Street Department which uses the refuse equipment, plus one more pick-up truck. The streets are paved with asphalt; approximately fifty percent are in good, and fifty percent in fair condition. Snow removal is done with plows added to the refuse equipment. There is a total of 129 parking meters, including 19 new units replacing some of the old ones. In general, street lighting is good.

The Village numbering system is standard. In the town of Cobleskill, there is an interesting numbering system consisting of prominently displayed numbers assigned to every residence and empty lot. This system of numbering gives a rapid means of location for emergencies, and eventually could be used for mail or tax description, and for some planning purposes.

Fire Protection

There is one Fire District in the Town and Village of Cobleskill, which covers the Village and part of the towns of Richmondville and Seward. A lookout tower for forest fire protection is located at 2,200 feet elevation on Petersburg Mount, approximately 3-1/2 miles southeast of the Village center. The modernized Fire Station is located just off of the Village downtown, on East Main Street; it also houses the Village Offices and the Police Department.

The volunteer fire fighting force of the Cobleskill Fire Department totals 90 men. There is no street fire alarm system, and the service has to be requested by regular telephone. The frequency of domestic alarm calls, in general, is low, but it is relatively high for forest fire alarms.

The number of hydrants totals 130 (See Map - "Water System.") The water pressure for fire protection was checked in 1960 by New York State Department of Public Works engineers, Albany Office, and found to be satisfactory. The flow test was made on the hydrant at the New York State Department of Public Works garage on Route 7[1].

Accessibility to key points such as the commercial district, State University, schools, churches, movies, and parking lots, might be satisfactory at non-peak traffic hours, but at least two factors reduce the effectiveness of the fire service during rush traffic hours: (1) the street in front of the Fire Station is blocked by two-way heavy traffic, and curb parking on one side; and (2) the traffic light at the intersection of North and Grand Streets is not controlled directly by the Fire Station. Temporarily, the problem is solved by sending fire police to organize traffic during the emergency.

(1) Source: Superintendent, Village of Cobleskill Water Department

Fire Equipment

The fire equipment of the Cobleskill Fire District consists of the following vehicles: [1]

(1) A Ward LaFrance pumper, with a 275 horsepower Waukeshaw engine, and 750 gallon per minute Watrous pump. This is a seven man truck.

(2) A 1948 Dodge ladder truck, with 236 feet of ladders, a 500 gallon per minute front mount pump, two booster reels and 165 gallon booster tank, 750 feet of 2-1/2 inch hose and 300 feet of 1-1/2 inch hose, ropes, safety belts, salvage equipment, extinguishers, and ventilating equipment.

(3) A 1963 Dodge pumper with a 500 gallon per minute front mount pump, 900 feet of 2-1/2 inch hose and 400 feet of 1-1/2 inch hose, two ladders, extinguishers, 300 gallon booster tank and twin booster reels.

(4) A 1951 Federal Tank truck with a capacity of 2,000 gallons of water, a 200 gallons per minute pump, and hoses.

(5) A 1961 4-2h331 drive Jeep with pack pumps, fire rakes, fire brooms, a portable pump and hose. This unit is used mostly for grass and brush fires.

(6) A 1964 Pontiac Ambulance; this car answers all fire calls and ambulance calls when the other two privately operated vehicles are not on hand at the Village. This car carries a resuscitator and first aid supplies.

A restored 1923 American LaFrance engine is used mostly in parades, but it is in good enough working condition to be used for any fire emergency requiring additional fire equipment. The Schoharie County Forest Service maintains a fire truck at Cobleskill Fire Station. The fire equipment and the Chief's car are equipped with two-way radio.

Fire prevention programs are carried out yearly by the Fire District and include talks at schools, pamphlets, et cetera. A building safety inspection is made four times a year at the Village. There is no Fire Code. Defective wiring seems to be one of the most common causes of fire.

(1) Checked by Consultants at the Fire Station, and based on "Cobleskill - Community Survey", The National Commercial Bank and Trust Company.

Police Protection

There is one Police Station at Cobleskill which covers the whole Village area. The local police force totals three full-time, and five part-time policemen. In addition to their regular protection service, the police assist, in collaboration with the Fire Department, during snow storms or other emergencies.

The service is of the patrol type, serving 22 hours a day. There is no police call box for public use, and the service has to be requested by regular telephone. The equipment consists of one 1964 model car with a two-way radio. This police service operates in connection with the Village of Schoharie, where the Schoharie County Police Offices are centralized, and where the police radio station and the County Jail are located.

The State University at Cobleskill has a security office with police power and fire protection duties. This office includes three full-time men. The fire protection service is provided by the Village of Cobleskill.

Other Utilities

The Niagara-Mohawk Power Corporation supplies electric power for the Town and Village of Cobleskill.

The natural gas pipeline supplying Fort Plain, Canajoharie and Schenectady passes at the north of Route 20, at about 12 miles northeast of Cobleskill. This line has a pumping station at Carlisle. An 8 inch gas pipeline is under construction from a point one mile north of Jefferson Village, to Broome Center, Preston Hollow, and Selkirk about 13 miles south of Cobleskill. Both of these pipelines run in an East-West direction. It is possible, in the future, that these two gas pipelines may provide direct gas service to Cobleskill.

At present there are privately owned bottled-gas services. Coal and fuel oil are also privately distributed.

COMMUNITY FACILITIES

A - Education

B - Recreation

C - Public Buildings

A - EDUCATION

The Village of Cobleskill is the seat of the Cobleskill Central School District, which covers the Village and most of the Town of Cobleskill, together with parts of 10 surrounding townships. But a small portion of the Town is outside the Cobleskill School District. All educational facilities provided for the children of the school district are centered in the Village.

Location

There are two elementary schools and one Junior-Senior High School in Cobleskill. A small Nursery School, which has 6 classrooms, is located in the Public Library building near the downtown. It also serves as a practice teaching school.

The William D. Aker Elementary School is near the center of the Village on Lark Street, adjacent to the Library and Nursery School. The George D. Ryder Elementary and William A. Golding Junior-Senior High School share a site of approximately 75 acres located on the slope of Mt. Shank in the northwest part of the Village.

The location of the Ryder and Golding schools in close proximity to each other facilitates the operation of buses for transporting the children to school, while the size of the site permits substantial separation of the elementary from the secondary grades. The Ryder School, which provides facilities for children from kindergarten through grade 3, is not ideally located with respect to the distribution of population within the Village. Only a small number of houses are within a one-quarter mile radius from the school. However, it should be recognized that a large part of the total area to be served and the population of the school district is outside the Village. It would probably be necessary to transport most of the elementary pupils to school by bus regardless of the location.

The Aker School, near the center of the Village, has a somewhat better location in that more of its pupils are within walking distance. One disadvantage, inherent in many elementary schools located in the center of an urban area, is the necessity for some of the children to cross the heavily trafficked Routes 7 and 145. The Aker School provides for grades 4 and 5 and, like the other schools, most of its pupils must be transported by bus from the outlying parts of the school district.

The Cobleskill Central School District was selected as a pilot project for the construction of a fallout shelter to be built at the Ryder-Golding location, and which will include two gymnasiums, a playroom convertible into classrooms, as is the music department and four large rooms.

The School District provides transportation for the students by means of 21 buses, a station wagon, and a kind of pool system which connects with the bus service in distant rural areas where the small number of students make the operation of full bus service uneconomical.

Enrollment

By June of 1958 there was a total enrollment of 1,736 students in the School District, and from this date to June of 1962 only 44 students were added to the total figure. The years 1963 and 1964 mark the beginning of a high increase in enrollment:

Enrollment / Year	1958	1959	1960	1961	1962	1963	1964
Kindergarten-6	1,077	1,061	1,068	1,072	1,069	1,093	1,127
Grades 7 - 12	659	702	712	719	711	745	781
Total	1,736	1,736	1,780	1,791	1,780	1,838	1,908

Source: Cobleskill Central School District

Physical Facilities

The total enrollment in the two elementary schools is presently in the neighborhood of 925 pupils. The Aker School, with 13 classrooms, has an enrollment of 300; and the Ryder School, with 26 classrooms, has about 625 pupils. The Golding School has 45 classrooms and 1,000 enrollment, and provides standard teaching facilities for grades 6 through 12, with workshops and facilities for Home Economics, Industrial Arts, Agriculture, etc. The facilities are also used for adult education courses. The ratio of pupils to available classrooms is summarized as follows:

SCHOOL	NUMBER OF PUPILS	NUMBER OF CLASSROOMS	AVERAGE NO. OF PUPILS PER ROOM
George D. Ryder			
K-3	625	26	24
William D. Aker			
4-5	300	13	23
William A. Golding			
6-12	1,000	45	22

This table illustrates the fact that, at present, there is no problem of overcrowded classrooms. School officials do not expect such a problem in the very near future.

The site occupied by the Ryder and Golding Schools provides ample space for athletic and recreational facilities for all age groups. Specific areas are assigned for the use of different age groups. Facilities are also used to some extent by the students at the Agricultural and Technical Institute, as well as adult Villagers. Possibly the most urgent need at the school is for a gymnasium.

The Aker School is on a small parcel which leaves only limited space for play fields. There is a little less than an acre at the Aker School available for play purposes of the fifth and sixth grades.

Condition of Physical Facilities

The condition of the school structures is good to excellent. The Aker School was built in 1914, but it has been well maintained and is sound. The Golding Junior-Senior High School was built in 1932, but is also in excellent condition. The Tyder School is new, having been completed in 1960. While existing buildings will eventually have to be replaced, this is not expected within the near future. New construction now being studied would include the addition of a gymnasium, prototype shelter, music and 8 additional classrooms. This would be built on the existing Ryder-Golding location.

B - RECREATION

Existing Parks and Other Recreational Facilities

There are presently three public parks in the Village. One, adjacent to the business district on Main Street, west of Grand Street, is of the "Village Green" type, covering approximately one and one-half acres. It is primarily a passive park with a few benches for sitting, sunning and quiet relaxation. Mill Creek traverses this park diagonally, and would be a valuable landscaping asset for this green space if it were not for the pollution produced upstream by discharge into the water of some old sanitary sewage. Another park, also completely passive in regard to facilities, is looped by Clinton Circle.

The third park, on North Grand at High Street, is the best equipped, and is the location of the Margent Golding Youth Center. Its approximately four acres contain the Youth Center Building, a basketball court, play equipment, picnic tables, and a pond which is used for skating. The site was formerly occupied by a mill and has been put to good use for public recreation. It is fairly well located, being almost in the center of the Village, although it is outside the center of the residential area. It appears adequate for use of larger children and teenagers.

Another outdoor recreational facility is the Little League Baseball field, across from the Fair Grounds on South Grand. Actually, this facility is quasi-public since it is supported by private groups.

The Fair Grounds offer a type of public recreational facility, although the land and buildings are owned by the Cobleskill Agricultural Society, a private organization. This facility is used only a few days of the year, but would probably be available for other types of public use.

In addition to these facilities which are available to the public, the schools offer some play space which can be used during non-school hours. Also, the Public Library furnishes recreational reading and research material for hobbies in addition to its traditional educational role.

Due to its rural character, the Town of Cobleskill has not developed publicly provided recreational facilities such as playgrounds, playfields, neighborhood parks, or other types of open space for recreational purposes.

At present, with the exception of the open green type park at Lawyersville, there are no public parks or campsites within the Town (Village excluded), and recreational facilities are reduced to a Community Hall located at Shutts Corners, a ski area, and the natural phenomenon of the "caverns"; all of which are operated on a commercial basis.

Other community facilities in the Town are the Post Office located at Howes Cave, and the Town garage situated on Route 7. Within the Town, but serving the Village of Cobleskill, are the Cobleskill Reservoir and the Water Treatment Plant, located off of Dow Street. The County Department of Public Works has a neat storage area off of Route 7, west of Barnerville.

Outside of these public recreational spaces, there are no other such facilities available in the Town. Neither the Town nor County maintain parks or other facilities, and the State has only a campsite at Toepath Mountain in the Town of Fulton.

A type of facility that is growing in importance is the regional, or county park; however, these are deficient in the Cobleskill area. The "Overall Economic Development Program" for Schoharie County stated:

> " ... that the County has a tremendous potential for recreational development. The entire county, 400,000 acres, is highly scenic, composed of wooded hills and mountains, fertile valleys, and miles of winding brooks, streams and rivers. ... When it is realized that this unspoiled region is only 150 miles from the center of Manhattan, readily accessible by excellent roads, it can be seen that a weekend or a summer-long playground is waiting here to be unlocked."

At present, even the local residents are without public parks and campsites, although there are the natural phenomena of the caverns which are available on a commercial basis.

The recreational deficiencies which can most easily be remedied by the Town and Village are the shortage of play areas for small children, and facilities for family picnicking. There appear to be many areas in Town and Village that would be suitable for excellent community parks.

C - PUBLIC BUILDINGS

Library

Cobleskill has a Public Library with an estimated 9,000 to 10,000 volumes. It is supported by both Town and Village, and it is a member of the Mohawk Valley Library Association, thereby making books available from other libraries. This facility located at Union and Lark Streets may be expected to become more important to the community, not only for the use of young people, but for the use of adults in leisure time activities. Its downtown location seems to be convenient; however, it does not have off-street parking facilities.

TABLE CF-1

EXISTING RECREATIONAL FACILITIES

VILLAGE OF COBLESKILL

Location	Approx. Area (Acres)	Type	Facilities
1) Public			
West Main and Grand Sts.	1.4	Passive	Few benches
Clinton Circle	.5	Passive	Few benches
North Grand at High St. (Margent Golding)	4.0	Playground - (Children, teens & family groups)	Youth Center Building, Basketball court, play equipment, picnic tables, & pond used for skating
Total area	5.9		
2) Quasi-Public			
Across from the Fair Grounds on South Grand			Little League Baseball Field
Fair Grounds		Used only a few days out of the year.	
3) Commercial			
Located within the Town of Cobleskill			Golf Course, Caverns, Ski Area
Located within the Village of Cobleskill			Bowling alleys (2) Swimming pool, Cinema

Total Village Population 1960 - 3,471 (Estimated) 1980 - 5,426

Total Village Area 3.3 square miles (2,112 acres)

TABLE CF-2

EXISTING RECREATIONAL FACILITIES

TOWN OF COBLESKILL

Location	Name	Facilities
1) Public		
Lawyersville	Park	Kiosk
Shutts Corners	Community Hall	
2) Quasi-Public		
Route 7 (East of Cobleskill)	Country Club	
Mineral Springs Road	Gun Club	
3) Commercial		
Howes Cave	Howes Caverns	Motel - Restaurant - Tours - Souvenirs
Northeastern Corner of the Town	Secret Caverns	Tours - Souvenirs
Route 7 (East of the Village)	Golf Course	9 Holes
East of Mineral Springs	Ski Area	

Municipal Building

This building houses the Village Offices, the Fire Department, and the Police Department. The structure has been modernized and appears to be adequate for Village needs of the near future. With increased population and increases in the administrative load of the Village, it may become desirable for Village offices to be expanded at a later time. In such case, it would be advisable for a new building to be built separately from the Fire Station.

The Town Department of Public Works Garage is located on Route 7 about a mile east of the Village. It is used for the storage of snow removal and other highway equipment. The present site is somewhat limited in size, and its location on the margin of the heavily trafficked Route 7 is less convenient and more hazardous than other sites might be. Since it is not necessary for this facility to be located on the main highway through the Town, some other general location seems preferable, if a change should be made in the future.

Other Facilities

The Town and Village are well served by the newly completed Community Hospital of Schoharie County. This health facility was built and is operated by a non-profit organization for public benefit. It has a wonderful location at Grandview Drive, on a hillside surrounded by beautiful landscaping and scenery of the Cobleskill Valley. This location is well removed from the traffic noise of the major highways and the railroad. The hospital is equipped with an emergency room, 59 beds, 12 bassinets, and the necessary ancillary services. It takes care of approximately 2,500 patients per year.

An effective hospital, such as the one in Cobleskill, serves a much larger area than the Town and Village. It should be supported by the area it serves, rather than the Town and Village alone. The community is fortunate in having such an important facility in this convenient location. A new sixty-unit nursing home is to be built near the hospital.

NEIGHBORHOOD ANALYSIS

A - Town of Cobleskill

B - Village of Cobleskill

NEIGHBORHOOD ANALYSIS

The neighborhood analysis is basically an investigation of residential structural conditions. Other factors, however, must also be considered in studying neighborhoods. In addition to structural conditions, available private and public facilities must also be considered. The presence or absence of neighborhood shopping facilities, adequate neighborhood transportation and circulation facilities, schools, churches, and other public or quasi-public facilities is also an important part in neighborhood analysis. In many cases, these "supplemental" facilities either aid in the formulation of neighborhoods, or are responsible for the continuation of a neighborhood.

The concept of neighborhood analysis is normally applied to only urban or built-up areas. Conversely, neighborhood analysis techniques are not normally applied to rural areas. In the case of the Town of Cobleskill, however, some benefits may be gained by applying a rather limited form of neighborhood analysis to several of the larger hamlets that exist outside of the Village.

TOWN OF COBLESKILL

Neighborhood Delineation

Four unincorporated hamlets have been separated from the rest of the Town for purposes of neighborhood analysis: Lawyersville, Barnerville, Bramanville, and Mineral Springs. Areas included in each of these hamlets have been mapped according to existing development, especially that which is contiguous. In addition to this analysis, figures concerning structural conditions in the entire Town (Village excluded) have also been provided for comparison purposes. The boundaries of these four neighborhood areas are shown on the Structural Condition Map for the Town, and Table NA-1 presents the results of the residential structural condition survey conducted in December of 1963.

Structural Conditions

Table NA-1 summarizes residential structural conditions in the Town of Cobleskill. Condition ratings are as follows: Condition "1" indicates a sound structure in generally good condition; condition "2" indicates a sound structure in need of major repairs; and condition "3" indicates an unacceptable residential structure not worthy of repairing.

Of a total of 267 residential structures surveyed in the Town, 181 or 68 percent of the total were judged to be condition "1", while 22 or 10 percent of the total were judged to be conditions "2" and "3" respectively. These proportions held for both the northern and southern portions of the Town. (See Table NA-1)

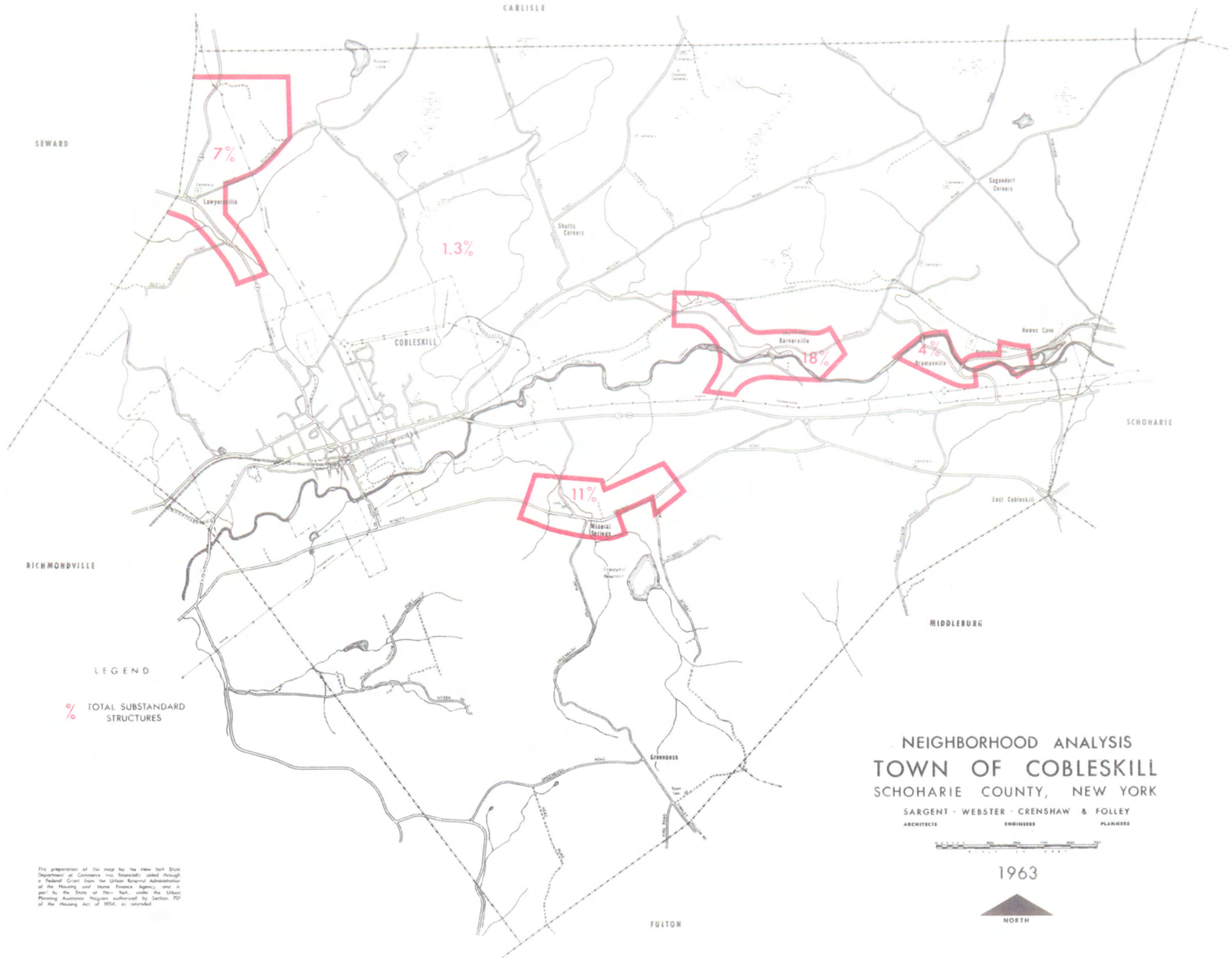
As the figures illustrate, approximately one-third of the residential structures in the Town of Cobleskill either need major repairs, or present completely unacceptable housing conditions. These conditions do not seem to be peculiar to any particular portion of the Town, but rather seem to pertain uniformly to all areas.

TABLE NA-1
CONDITION OF RESIDENTIAL STRUCTURES
TOWN OF COBLESKILL
1963

CONDITION RATING	NORTH OF US ROUTE 7 NUMBER	PERCENT	SOUTH OF US ROUTE 7 NUMBER	PERCENT	TOTAL NUMBER	PERCENT
1	114	68	67	67	181	68
2	37	22	21	21	58	22
3	16	10	12	12	28	10
TOTAL	167	100	100	100	267	100

[1] Excludes Village of Cobleskill

Source: Condition Survey conducted by Consultant in December of 1963



LEGEND

% TOTAL SUBSTANDARD STRUCTURES

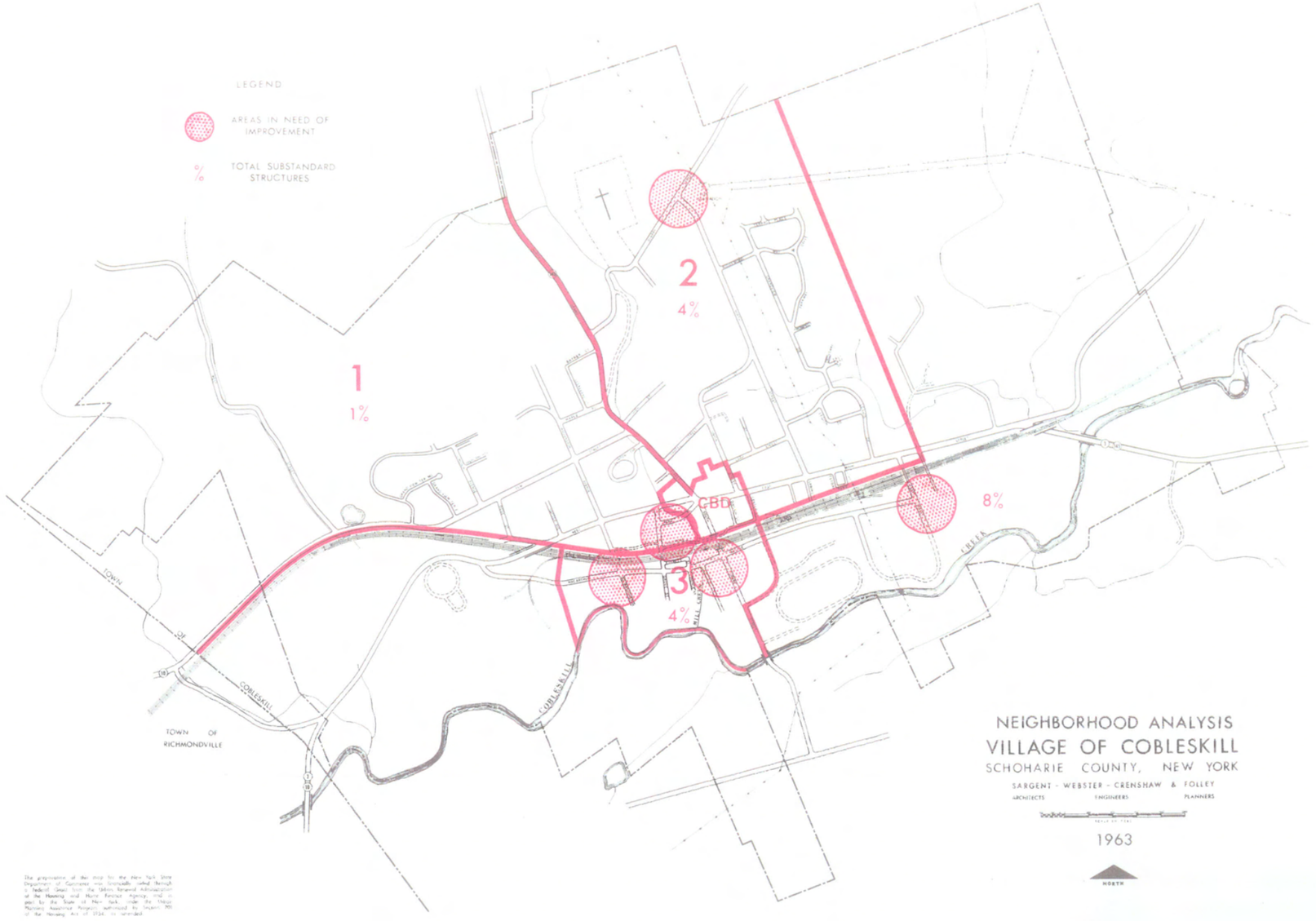
The preparation of this map for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

NEIGHBORHOOD ANALYSIS
TOWN OF COBLESKILL
SCHOHARIE COUNTY, NEW YORK

SARGENT · WEBSTER · CRENSHAW & FOLLEY
ARCHITECTS ENGINEERS PLANNERS

1963

NORTH



The preparation of this map for the New York State Department of Commerce was financially aided through a federal grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York under the Urban Renewal Assistance Program, authorized by Section 305 of the Housing Act of 1954, as amended.

VILLAGE OF COBLESKILL

Analysis of village neighborhoods will follow a somewhat different pattern than was used to analyze "neighborhoods" in the Town of Cobleskill. Actually, the Village will be analyzed from three separate points of view. First, structural conditions for the entire Village (Central Business District excluded) will be tabulated and analyzed. This will provide a means of comparison and of gaining perspective in the next part of the analysis which is concerned with residential areas in the Village. This second phase of the analysis, as indicated above, deals only with residential areas and the neighborhoods that they form. The final phase of the analysis deals with non-residential, or vacant areas. These have been separated from the residential areas in the Village because, actually, they are not neighborhoods, and would have a distorting effect on the analysis of residential neighborhoods.

Neighborhood Delineation

Three residential neighborhoods have been established for purposes of this analysis. Areas of the Village not having significant residential development are not considered neighborhoods. The boundaries of the residential neighborhood (See Map - Structural Condition - Village) are as follows:

Neighborhood #1 - The entire area within the Village that is north of the railroad tracks and to the west of North Grand Street, excluding the Central Business District.

Neighborhood #2 - The entire area within the Village that is north of the railroad track and between North Grand Street and the entrance to the bowling center north of East Main Street, excluding the Central Business District.

Neighborhood #3 - The entire area within the Village bounded on the north by the railroad tracks, on the south by Cobleskill Creek, on the east by the fair grounds, and on the west by the Village's existing industrial area.

Structural Condition

Structural conditions recorded for the Village have been classified into four condition categories instead of the three categories that were used in the analysis of the Town of Cobleskill. The additional condition category will aid in designating areas that are in the earliest stages of deterioration. Condition classifications used in the Village are as follows:

Condition 1 - Represents a residential structure that is in sound condition and generally well maintained. The range of structures in this class is from excellent to those that would need only very minor repairs to bring them up to the excellent level.

Condition 2 - Represents a structure in the earliest stages of deterioration. The structure is generally a sound one, but starting to show signs of deteriorating. Normally, these signs are paint in poor condition, steps on porch showing signs of sagging, gutters and downspouts in need of repair, and other less than major problems.

Condition 3 - Represents a structure in need of major repairs, but economically worth repairing. A structure in this category is one that, if not maintained within a few years, will become increasingly worse in condition and eventually be beyond repairing at a reasonable cost to the owner. In general terms, these structures would range from fair to poor.

Condition 4 - Represents unacceptable residential structures that are beyond reasonable cost of repairing, or structures whose initial construction was substandard.

TABLE NA-2
CONDITION OF RESIDENTIAL STRUCTURES
VILLAGE OF COBLESKILL
1963

CONDITION RATING	ONE-FAMILY NUMBER	ONE-FAMILY PERCENT	TWO-FAMILY NUMBER	TWO-FAMILY PERCENT	THREE OR MORE FAMILY NUMBER	THREE OR MORE FAMILY PERCENT	TOTAL NUMBER	TOTAL PERCENT
1	345	66	49	38	9	30	403	59
2	124	24	67	52	14	47	205	30
3	34	17	11	9	5	17	50	8
4	19	3	1	1	2	6	22	3
TOTAL	522	100	128	100	30	100	680	100

[1] Excludes Central Business District

Source: Land Use Survey Conducted by Consultant in December of 1963

In general, conditions "1" and "2" as described above represent the best residential structures, with the latter category starting to show signs of becoming "less than best." Condition "3" represents the status of structures that can be saved, while condition "4" represents structures that should be removed. It should be emphasized that these ratings are based on exterior examination and are, therefore, subject to error. However, in an area where a majority of the residential structures are of a single rating, there should be little doubt as to the true condition of that area and the type of residential environment it offers.

Table NA-2 summarizes conditions of residential structures by type of structure (one-family, two-family, and three or more family). As the table illustrates, the distribution of residential conditions differs significantly with the type of residential structure. For example, 66 percent of one-family structures are classified as condition "1" while only 38 and 30 percent of two and three or more family structures respectively are classified in this category. Just the opposite is true of structures classified as condition "2". Only 24 percent of one-family structures are classified as condition "2" while 52 and 47 percent of two and three or more family structures respectively are classified as condition "2".

In general, the figures in Table NA-2 indicate the single family structures are usually in better structural condition than two and three or more family structures. The major problem seems to be one of beginning stages of deterioration in multi-family housing. Advanced deterioration is found in approximately 10 percent of one and two family structures, and in 23 percent of three or more family structures. The number of three or more family structures in this category (7), however, mitigates the significance of this situation.

Neighborhood Study

Tables NA-3 and A.NA-2 summarize residential structure conditions in neighborhoods 1, 2, and 3. As Table NA-3 indicates, the same trend observed for the entire Village also holds for each neighborhood; residential structural conditions for two-family structures are starting to show signs of deterioration. In all three neighborhoods, more two-family structures have been classified as condition "2" than condition "1". Neighborhood #2 with structures classified as condition "4" leads all neighborhoods in that category.

Table NA-3 rates neighborhoods according to the amount of deterioration found in each neighborhood. Neighborhood #1 seems to be in the best shape with 96 percent of all residential structures classified as generally sound (conditions "1" and "2"). However, 27 percent of these structures are beginning to show some signs of deterioration. Only 1 percent of all structures in this neighborhood are classified as completely unacceptable.

Next in order of soundness is neighborhood "2" with 89 percent of its structures classified as generally sound. However, in this area, 33 percent of all structures are starting to show signs of deterioration; 4 percent of all structures are completely unacceptable, while 7 percent are approaching the unacceptable stage.

Neighborhood #3 is in the poorest condition of the three neighborhoods as far as residential structural conditions are concerned. Only 76 percent of its structures have been classified as condition "1" or "2", and therefore considered generally sound. However, 37 percent of all structures are beginning to show signs of deterioration. While only 4 percent of all structures are completely unacceptable, 20 percent of all structures in the neighborhood will become unacceptable within a few years if steps are not taken to halt deterioration, and restore those structures that are becoming or are now considered to be substandard.

In general, conditions in Neighborhoods #1 and #2 seem to indicate only a need for conservatism and code enforcement programs, with the exception of those few existing unacceptable structures. These latter structures should be removed before they blight the adjacent properties. Neighborhood #3, on the other hand, requires more intensive treatment, and possibly clearance in some of the worse areas.

TABLE NA-3
RESIDENTIAL STRUCTURAL CONDITIONS BY NEIGHBORHOOD - SUMMARY
VILLAGE OF COBLESKILL
1963

CONDITION RATING	NEIGHBORHOOD 1 NUMBER	1 PERCENT	NEIGHBORHOOD 2 NUMBER	2 PERCENT	NEIGHBORHOOD 3 NUMBER	3 PERCENT
1	180	69	173	56	28	39
2	70	27	102	33	26	37
3	10	3	21	7	14	20
4	2	1	11	4	3	4
TOTAL	262	100	307	100	71	100

Source: Condition Survey Conducted by Consultant in December of 1963

SUMMARY OF BASIC STUDIES

SUMMARY OF BASIC STUDIES

PHYSICAL CHARACTERISTICS STUDY

Purpose

Understanding of the physical factors influencing growth helps to explain, in part, the arrangement of existing development and significant effects upon the use of the land, and the influences that will affect the pattern of future growth.

Findings

1) The Town of Cobleskill is divided roughly into halves by Cobleskill Creek: to the north is a rolling plain, and to the south the hills are generally higher (over 2000 feet) and steeper.

2) Massive limestone formations underlie practically the entire Town, with the usual vertical fractures. Along the southern edge of the Town, the bedrock is predominantly shale.

3) In both the northern and southern parts of the Town, the surface soils have been derived, to a great extent, from the underlying bedrock, which accounts for the variation in agricultural productivity. Soils underlain by limestone strata are much better for agricultural purposes than are those in the southern part of the Town which are underlain by shale.

4) Large tracts of the Town, especially in the southern half, are on slopes of 15 percent or greater, but relatively flat land in large amounts remains in both the Town and Village.

5) Drainage problems are mainly confined to the flood plain along Cobleskill Creek; however, there are growing problems of flooding within the Village due to inadequate drainage provisions.

Implications

1) Because of the potential source of pollution to underground waters from a sewage disposal system which depends upon absorption, special attention should be given in future developments to the fact that most of the Town is underlain by limestone with vertical fractures which allow quick water percolation.

2) Since with slopes of 15 percent, or more, it is impracticable to install individual sewage disposal systems, and the proper alignment of streets and intersections brings drainage problems because of the increased run-off, future developments should be encouraged preferably in the relatively flat areas.

3) Flood plain and swamp areas are unbuildable sites, but they are potential land conservation areas which can provide open green spaces between and around future developments.

POPULATION STUDY

Purpose

To indicate local and external trends in population that will affect divisions in the master planning of land and physical resources in the area.

Findings

1) Cobleskill's expansion over the last 50 years has been in the forefront of growth compared to similar villages in nearby communities. The Town has been as weak as similar areas in terms of population change.

2) Expansion of population in the Village is largely attributable to its position as a trading center, and to the presence of a unit of the State University. Decisions affecting the growth of this University will have a major impact on the future of the area.

3) The extremely high population per square mile of 2,314 in 1960 in the Village is further evidence of the presence of the State University, while the density was only 51.3 in the Town.

4) Both Town and Village have a small percentage of population of foreign stock or non-white, an indication of a relatively homogenous type of population.

5) There will be a heavy growth of the 5-14 and 15-24 age groups, and continued gain in the over 65 group, during the next 20 years.

Implications

1) The total growth of the 5-14 age group would mean the addition of some six school classrooms, assuming drop-outs.

2) The predicted heavy growth of the 15-24 age group will increase requirements for recreational and library facilities.

3) Gains in the over 65 group will form the basis for further expansion and establishment of nursing homes, housing for the elderly, additional hospital and medical facilities, as well as spectator and indoor types of recreation.

4) The large concentration represented by the State University plus anticipated expansion in the next 10 and 20 years indicate that acreage for other than educational purposes will be somewhat limited in the future.

ECONOMIC BASE AND FINANCES

Purpose

To analyze the strengths and weaknesses of the economy of the Cobleskill area, as a basis both for making a generalized forecast of the future and for drawing up a recommended plan of community action.

Findings

Because of its highway and rail connections, the Village of Cobleskill has developed into the County's principal trading center, whose trading area has a 25-mile radius containing approximately 15,000 families. The Town of Cobleskill is predominantly rural in nature, devoted to agriculture and farm activity.

Economic Profile

a - Personal Income

1) Cobleskill is part of an area which has shown a slow rate of growth of estimated per capita personal income during the period from 1952 to 1961.

2) By 1959, median family income was higher ($5,454) in the Village than in the Town ($4,804) excluding the Village, which reflects the influence of the State University at the Village.

b - Labor Force Characteristics

1) The main forms of local economic activity - in order of importance - are manufacturing, trade, services, and agriculture.

2) By 1960, the male unemployment rate was higher in the Town (12 percent) than it was in the Village (five percent). The available labor supply during the period 1962-1963 was higher in winter than in summer months.

Sectors of the Economy

a - Agriculture

1) During the period from 1950 to 1959, there was a 28 percent reduction in the number of farms in Cobleskill, with an overall reduction of 13 percent in total land in farms.

2) During the same period there was a concurrent increase of 22 percent in the acreage per farm: 144 acres/farm in 1950, and 175 acres/farm in 1959.

b - Manufacturing

1) Cobleskill is part of an area which has a very low level of manufacturing activity. In general, the manufacturing sector of Cobleskill's economy has been trending downwards during past years.

c - Retail Trade

1) Employment in retail trade in Cobleskill increased 29 percent between 1948 and 1958, as compared to a gain of 22 percent throughout Schoharie County. From 1954 to 1958 retail employment in Cobleskill grew 19 percent, while the corresponding gain for the County was only five percent.

d - Selected Services

1) The service trades in Cobleskill have been weakening in recent years, in terms of establishments, receipts, and employment. In the rest of Schoharie County, outside Cobleskill, this activity has been on the rise.

e - Housing

1) In recent years, from five to ten residences a year have been added to the Village's supply. Sale prices for houses range from $6,000 to $30,000, and most are single family. Apartment rent averages $75 a month.

2) The demand for rental housing seems to be stronger than the demand for new homes to purchase.

f - The State University at Cobleskill

1) College business with local merchants was more than double during 1961-62 ($93,000) what it was in 1955-56. By 1970 the College's annual business with local merchants could well exceed $200,000.

2) The combined institutional purchases, college payroll and student spending are now contributing about $1,027,000 to the Cobleskill economy.

Community Finances

Findings

1) From 1952 to 1961 there has been relatively little change in the assessed valuation of real property on the tax rolls of both the Village and the Town of Cobleskill.

2) The Village at present has a considerable amount of unused taxing power, and there is virtually no tax delinquence.

3) Neither the Town nor the Village are close to their constitutional debt limits.

4) Tax rates in Cobleskill do not exhibit any dramatic changes over the past decade.

Implications

1) Since Agriculture will continue to be a chief mainstay of the area's economic life, and dairying will remain the principal form of agricultural production, protection of existing agricultural uses should be given consideration.

2) Retail trade in Cobleskill Village will maintain its dominant position as a producer of income and provider of jobs.

3) Selected services activity will probably begin to improve with the anticipated expansion of student enrollment and staff at the State University.

4) Steps should be taken to attract new year-round employers to the Cobleskill area, to absorb the unemployment in both Town and Village.

5) Some economic gains for Cobleskill will also result from the probable rise in tourism. Other additions to the present economic base should include tourist facilities, wholesaling and distribution facilities, and retailing and service establishments.

LAND USE STUDY

Purpose

To analyze the characteristics of the land and the activities that occupy the land in the planning area, and evaluate past and current developmental trends, which will serve as a basis for the formulation of a long-range land use plan.

Developmental Pattern

Findings

1) Agriculture has always been the activity which has had the major influence in determining the type of development at Cobleskill.

2) During the last two decades there has been a steady decline in the number of people living on farms, and an equally steady increase in the population outside the Village. Farm dwellings have either been abandoned or are occupied by families with non-agricultural jobs.

3) The newer rural type of development has been along major roads and closer to the Village, and has not, on the whole, been associated with the old crossroads settlements.

4) The Village's physical development had been associated with the original crossroad settlement at first, and later was assured by the coming of the railroad, which made the Village the Township's leading trading center.

5) The present trends of private enterprise are toward the development of the northeastern area of the Village. The public development of the State University taking place at the southwestern corner of the Village establishes a sort of balance with the former.

LAND USE ANALYSIS

Findings

1) The Town of Cobleskill is a residential community: of the total 468 uses recorded, almost 90 percent are devoted to residential use. The Village is also a residential community: nearly 83 percent of the uses recorded fall into this category.

2) No one planned development may be found in the Town, and due to physical characteristics, most of the existing development in the Town is in the area to the north of U.S. Route 7.

3) There are two commercial areas at the Village: 1) the traditional concentration of commercial activity several blocks long on Main Street, and 2) a new commercial complex, also on Main Street, near the eastern Village line.

4) Strip commercial development along the highways is not as highly developed as is frequently found in Villages of similar size.

5) Three-fourths of all residential land uses are single family structures. The large percentage of two-family houses (18 percent) is a clear indication of a good rental housing market.

Implications

1) The natural setting and picturesque surroundings of Cobleskill offer excellent potential for the development of a high quality residential environment.

2) Planned development should be encouraged and guided in both the Town and the Village in order to take advantage of unused physical assets, and to provide more efficient land use relationships.

3) Development of unplanned commercial activity along the roads should be avoided due to the various problems that strip development brings.

TRANSPORTATION STUDY

Purpose

To analyze existing transportation facilities, investigate traffic and parking problems, classify local traffic facilities by function, and assess whether the Town and Village are meeting the problems related to the use of motor vehicles.

Findings

1) The analysis of the existing local transportation system has been based upon the classification of thoroughfares according to function served, or traffic counts, or both.

2) Regional transportation facilities passing through Cobleskill include the New York State Thruway and Route 20. Major regional highways serving this area are New York State Routes 7 (east-west), 145 (north-south), and 10. In addition, regional transportation is also provided by bus, railroad, and the Albany airport.

3) The major east-west (Route 7) and the major north-south (Route 145) roads of Cobleskill meet in the Central Business District of the Village and traffic friction occurs. The major traffic generator in the Village is the business area located at the intersection of Grand (Route 145) and Main (Route 7) Streets.

4) There has been an increase of traffic on Route 7 at the western Village Boundary, of 20.8 percent from 1961 to 1963. On Route 145 between Mineral Springs Road and Acker Hollow Road traffic has increased 25.3 percent during the same period.

5) The volume of traffic on Route 7 at Cobleskill justifies its relocation to the south of the Village. Relocation of Route 145 is not considered for the moment, in view of the volume of traffic it carries.

6) The local population depends almost entirely upon the automobile (61.7) percent at the Village, and 71.2 percent at the Town) or walking (30.5 percent at the Village, and 1.6 percent at the Town) to get around Cobleskill.

Implications

1) Improvements to highways connecting Cobleskill to the New York State Thruway (24 miles to the north) would make a modern highway reasonably accessible.

2) The presence of the Albany Airport (40 miles to the east) and a landing strip at Duanesburg (20 miles to the east) precludes the need for additional air facilities in Cobleskill.

3) An alternate route seems to be necessary in order to relieve the Village, and especially the Central Business District, of through traffic. Present plans for the improvement of Route 7, including its relocation to the south of the Village, will ease traffic conditions at the Village, especially in the commercial section, and eventually will provide modern retional transportation facilities.

4) Major improvements are required to facilitate northbound traffic.

CENTRAL BUSINESS DISTRICT STUDY

Purpose

To study present and past conditions and problems of this primary concentration of business development, as a basis for formulation of solutions for the Central Business District (CBD).

Findings

1) There is a total of 258,675 square feet of floor area at the CBD. Retail trade establishments occupy 30.5 percent of this floor space and services floor area represents 26.5 percent.

2) A total of 69 dwelling units presently exist at the CBD, adding to traffic and parking problems in the downtown area.

3) The basic circulation problem in the Village's CBD is that it is located at the intersection of Cobleskill's two main regional highways (Route 7 and Route 145), and in part too, because of the extra width of Main Street.

4) There is a shortage in the public parking facilities now being supplied to shoppers at the CBD.

5) The high percentage of vacant and storage floor area existing at the CBD indicates that the space is not being economically used, and that the physical organization of the area is not as efficient as it should be.

Implications

1) Additional off-street parking facilities should be provided at the CBD, among other things, if this area is to maintain its position as the commercial center of Cobleskill.

2) Main Street should be redesigned at the CBD section to make it more efficient in its function of carrying traffic.

3) To assure the CBD a competitive position, a more economic utilization of the space by means of an effective design should be incorporated in a land use plan for the CBD.

COMMUNITY FACILITIES STUDY

Purpose

To take inventory of the public improvement resources of the community and to evaluate their present extent and condition in relation to the needs of Cobleskill, in order to have a sound basis for the provision of reasonable future needs, that will provide a good environment for living.

EDUCATION

Findings

1) The Village of Cobleskill is the seat of the Cobleskill Central School District, which also covers parts of ten surrounding townships.

2) At present, there is no problem of overcrowded classrooms. School officials do not expect such a problem in the very near future.

3) Ryder and Golding Schools share a site of approximately 75 acres which provide ample space for athletic and recreational facilities. There is only limited space for play fields at the Aker School.

4) The condition of the school structures is good to excellent. While existing buildings will eventually have to be replaced, this is not expected within the near future.

5) The 5-14 age group will grow by more than 200 children in the Town and Village by 1980.

RECREATION

Findings

1) There is a shortage of public space for recreational purposes at Cobleskill.

2) Publicly provided recreational facilities at the Village consist of three parks with a total of six acres, approximately. In addition, the school space can also be used during non-school hours.

3) Due to its rural character, the Town of Cobleskill has not developed publicly provided recreational facilities such as playgrounds and playfields. In the hamlets, only Lawyersville has an open green type park.

PUBLIC BUILDINGS

Findings

1) Cobleskill has a Public Library, supported by both the Town and the Village. Its downtown location seems to be convenient; however, it does not have off-street parking facilities.

2) The modernized Fire Department also houses the Village Offices, and the Police Department. The buses of the School District park in the rear.

OTHER FACILITIES

Findings

1) The Community Hospital of Schoharie County, a non-profit organization, is located in Cobleskill and serves a much larger area than the Town and Village.

Implications

1) Six more classrooms will be needed by 1980 for the Cobleskill School District to meet the growth of the student population of the Town and Village of Cobleskill alone.

2) The land use plan should recommend the appropriate amounts and general location of recreational space that the 1980 population will need.

3) Areas for recreational purposes should be set aside now when there is still some open land available and when new developments are taking place.

4) Steep slopes of over 15 percent and the low sides of Cobleskill Creek might be used for recreational purposes.

5) The land use plan for the Central Business District should indicate the location for a Town and Village Municipal Building.

PUBLIC UTILITIES

Purpose

To analyze existing conditions of water, sewer, and related service facilities provided in response to existing and prospective patterns of urban development.

Findings

1) The Village of Cobleskill derives its water supply from a 100 MG capacity impounding reservoir on Dow Creek.

2) In view of the growing shortage of water supply at the sources, during the dry seasons, the construction of an additional reservoir to supplement the existing one at Dow Creek, to be located nearby, has been proposed.

3) In 1960 water consumption at the Village of Cobleskill averaged 625,000 gallons during the maximum day. By 1970, it was estimated that 735,000 gallons will be required for the maximum day, and 975,000 gallons for the maximum day by 1980.

4) The Village Sewerage Treatment Plant provides only primary treatment, a system that is not sufficient to avoid the pollution some distance downstream of Cobleskill Creek.

5) The Town of Cobleskill has no public sewer system and sewerage is provided by individual septic tanks.

6) Drainage problems are mainly confined to the flood plain along Cobleskill Creek. There are, however, growing incidents of flooding within the Village due to inadequate drainage provisions.

7) On a cooperative basis, the Town of Cobleskill uses both the Village's incinerator and dump for the disposal of its refuse. There is no sanitary landfill system of refuse disposal, since wastes are just spread.

Implications

1) The construction of the proposed additional reservoir for the Village water system should be the first step in a program of Cobleskill improvements.

2) A complete treatment of the Village's sanitary effluents should be made, to avoid the pollution downstream of Cobleskill Creek.

3) Sewer systems should be extended to those developed areas of the Village still using individual septic tanks.

4) A complete storm sewer system should be designed for the Village as a whole.

5) A sanitary landfill site should be made available for the refuse disposal of both the Town and Village of Cobleskill.

NEIGHBORHOOD ANALYSIS STUDY

Purpose

To evaluate structural condition as well as total environment of the community, on an area basis, and to find which areas are so deteriorated by blight that they must be cleared and redeveloped, and which areas can be improved through programs of rehabilitation and conservation.

Findings

1) The Town of Cobleskill presents a total of 267 redidential structures, 68 percent of which are sound, 22 percent are sound but need major repair, and 10 percent are dilapidated.

2) Sub-standard structures do not seem to be peculiar to any particular portion but rather seem to pertain uniformly to all areas of the Town.

3) Of the 680 structures in the Village of Cobleskill, 89 percent are in sound condition, eight percent are deteriorating, and three percent are dilapidated.

4) Single family residences are usually in better condition than two- or multi-family structures in the Village.

5) Conditions in Neighborhoods #1 and #2 at the Village seem to indicate only a need for conservation and code enforcement programs, with the exception of the unsound structures. Neighborhood #3 requires more intensive treatment, with possible clearance in some of the worst areas.

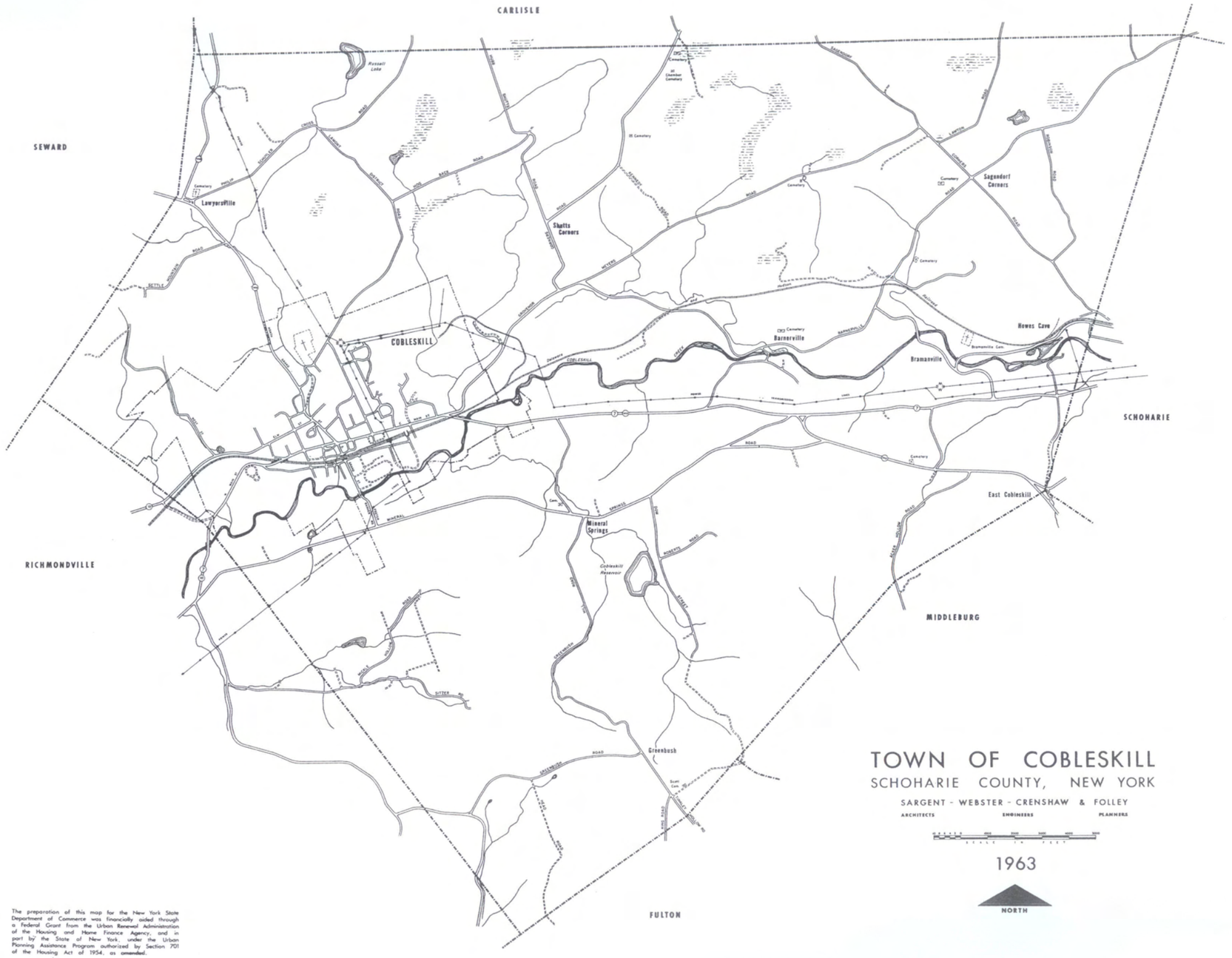
Implications

1) Sound planning, code enforcement, and the provision of adequate community facilities in the development of future neighborhoods, must be the main factors for the prevention of blight.

2) Programs of conservation and rehabilitation should be carried out in order to preserve in good condition the structures classified as sound, in both the Town and Village.

3) In the Town only four hamlets have some neighborhood significance. Because of the residential concentration, special attention to the causes of blight should be given to those areas.

APPENDIX



TOWN OF COBLESKILL

SCHOHARIE COUNTY, NEW YORK

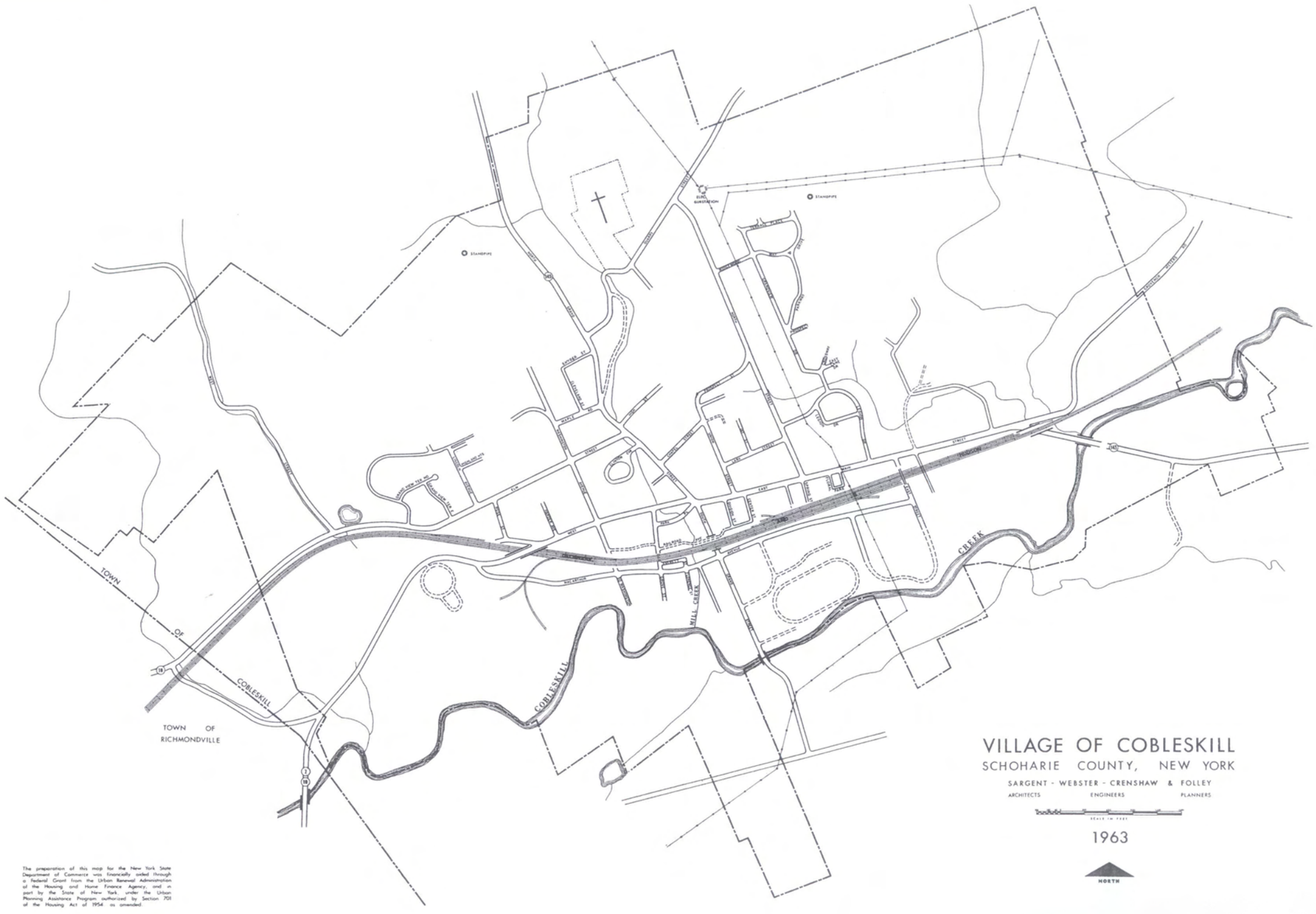
SARGENT - WEBSTER - CRENSHAW & FOLLEY

ARCHITECTS ENGINEERS PLANNERS

1963

NORTH

The preparation of this map for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.



VILLAGE OF COBLESKILL

SCHOHARIE COUNTY, NEW YORK

SARGENT - WEBSTER - CRENSHAW & FOLLEY

ARCHITECTS ENGINEERS PLANNERS

SCALE IN FEET

1963

NORTH

The preparation of this map for the New York State Department of Commerce was financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency, and in part by the State of New York under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954 as amended.

APPENDIX A

Population

TABLE AP-1

POPULATION CHANGES
VILLAGE AND TOWN OF COBLESKILL AND COMPARISON AREAS

Year	Village of Cobleskill	Town of Cobleskill	Village of Coxsackie	Town of Coxsackie	Village of Cooperstown[1]	Town of Oneonta	Schoharie County
1900	N.A.	N.A.	N.A.	N.A.	N.A.	8,910	26,854
1910	2,088	1,491	2,494	1,126	2,484	1,307	23,855
1920	2,410	1,388	2,121	873	2,725	1,601	21,303
1930	2,594	1,386	2,195	944	2,909	2,314	18,667
1940	2,617	1,388	2,352	1,974	2,599	2,673	20,812
1950	3,208	1,501	2,722	1,981	2,727	3,508[2]	22,703
1960	3,471	1,493	2,849	1,945	2,553	4,068	22,616

1 Part of Cooperstown Village is in Middlefield, and part is in Otsego Town.
2 Part of Oneonta Town annexed to Oneonta City in 1947.

Source: Census of Population

TABLE AP-2

ESTIMATED AND SHARE OF POPULATION
VILLAGE AND TOWN OF COBLESKILL AND SCHOHARIE COUNTY
1910 - 1980

Year	Village of Cobleskill	Town of Cobleskill	Schoharie County	Village as Percent of County	Town as Percent of County
1910	2,088	1,491	23,855	8.7	6.2
1920	2,410	1,388	21,303	11.3	6.5
1930	2,594	1,386	18,667	14.0	7.4
1940	2,617	1,388	20,812	12.6	6.7
1950	3,208	1,501	22,703	14.1	6.6
1960	3,471	1,493	22,616	15.3	6.6
1970 (est)[1]	4,576	1,600	22,600	20.2	7.1
1980 (est)[1]	5,426	1,750	22,620	24.0	7.7

1 Estimates of County Population from Office of Regional Development

Source: Census of Population; Office of Regional Development;
Estimates by Consultants

TABLE AP-3

DENSITY PER SQUARE MILE
VILLAGE AND TOWN OF COBLESKILL AND COMPARISON AREAS
1900 - 1960

Year	Village of Cobleskill 2.5 sq.mi.	Town of Cobleskill 29.1 sq.mi.	Village of Coxsackie 2.1 sq.mi.	Town of Coxsackie 35.7 sq.mi.	Village of Cooperstown 1.5 sq. mi.	Town of Oneonta 33.0 sq.mi.	Schoharie County 625.0 sq.mi.
1900	N.A.	N.A.	N.A.	N.A.	N.A.	270.0	43.0
1910	1,392.0	51.2	1,187.6	31.5	1,656.0	39.6	38.2
1920	1,606.6	47.7	1,010.0	24.4	1,816.6	48.5	34.1
1930	1,729.3	47.6	1,045.2	26.4	1,939.3	70.1	29.9
1940	1,744.6	47.7	1,120.0	50.2	1,732.6	81.0	33.3
1950	2,138.6	51.6	1,296.1	55.5	1,818.0	106.3	36.3
1960	2,314.0	51.3	1,356.6	54.5	1,702.0	123.3	36.1

N.A.: Not Available

Source: Census of Population; Special Report on Municipal Affairs, by the State Comptroller

TABLE AP-4

PERCENTAGE SEX AND AGE DISTRIBUTION
VILLAGE AND TOWN OF COBLESKILL
1950 - 1960

	1960		1950	
Males	Village	Town	Village	Town
Under 5	9.4	11.4	9.1	11.4
5 - 14	15.9	19.7	11.8	19.6
15 - 24	22.0	13.4	19.8	13.6
25 - 34	10.1	11.0	14.7	11.9
35 - 44	10.9	11.4	17.8	13.6
45 - 54	10.0	12.3	10.8	11.0
55 - 64	9.3	9.4	10.0	9.1
65 and over	22.4	11.4	11.0	9.8
Total	100.0	100.0	100.0	100.0
Females				
Under 5	7.8	11.9	8.3	12.0
5 - 14	13.7	20.6	11.0	20.9
15 - 24	20.4	13.4	17.9	13.3
25 - 34	8.5	10.4	14.7	13.0
35 - 44	10.6	13.0	11.0	13.3
45 - 54	10.7	10.6	11.6	9.3
55 - 64	9.9	9.5	10.6	8.2
65 and over	18.4	10.6	14.9	10.0
Total	100.0	100.0	100.0	100.0

Source: Census of Population

TABLE AP-5

RATE OF POPULATION CHANGE[1] BY SEX AND AGE GROUP
VILLAGE OF COBLESKILL
1950 - 1960

Males	Natural Change and Age Movement	Migration Change	Total Change
Under 5	21.7	-12.6	9.1
5 - 14	72.4	-29.7	42.7
15 - 24	-41.0	58.7	17.7
25 - 34	33.5	-60.8	-27.3
35 - 44	12.5	-22.5	-10.0
45 - 54	12.9	-15.3	-2.4
55 - 64	-1.9	1.3	-.6
65 and over	-24.8	43.4	18.6
Total	72.0	-15.5	56.5
Females			
Under 5	18.4	-14.0	4.4
5 - 14	64.1	-26.5	37.6
15 - 24	-38.6	64.5	25.9
25 - 34	20.3	-56.4	-36.1
35 - 44	32.8	-26.1	6.7
45 - 54	-7.8	9.4	1.6
55 - 64	4.6	-1.7	2.9
65 and over	9.0	27.3	36.3
Total	9.2	1.3	10.5

1 Total population change divided by 1950 of each group gives the rate of population change for each age group; natural change divided by the 1950 population in each age group gives the rate of natural change; and migration change divided by the 1950 population in each age group gives the rate of migration change.

Source: Census of Population; Office of Vital Statistics, New York State Department of Health

TABLE AP-6

RATE OF POPULATION CHANGE[1] BY SEX AND AGE GROUP
TOWN OF COBLESKILL
1950 - 1960

Males	Natural Change and Age Movement	Migration Change	Total Change
Under 5	18.4	-19.5	-1.1
5 - 14	23.0	-22.3	.7
15 - 24	41.3	-44.2	-2.9
25 - 34	12.1	-20.9	-8.8
35 - 44	-14.4	-2.9	-17.3
45 - 54	20.2	-9.5	10.7
55 - 64	11.5	-8.7	2.8
65 and over	-8.0	22.7	14.7
Total	14.2	-15.1	-0.9
Females			
Under 5	7.8	-9.0	-1.2
5 - 14	14.2	-16.1	-1.9
15 - 24	57.1	-56.1	1.0
25 - 34	1.0	-20.8	19.8
35 - 44	-3.1	1.0	-2.1
45 - 54	39.1	-26.1	13.0
55 - 64	8.2	6.5	14.7
65 and over	4.1	2.7	6.8
Total	15.9	-16.1	-0.2

1 Refer to Footnote 1, Table 9

Source: Census of Population; Office of Vital Statistics, New York State Department of Health

TABLE AP-7

FERTILITY RATIOS
VILLAGE AND TOWN OF COBLESKILL AND COMPARISON AREAS
1950 - 1960

	1960	1950	Percent Change 1950 - 1960
Village of Cobleskill	366	341	7.3
Town of Cobleskill	557	602	-6.3
Village of Coxsackie	418	469	-12.2
Town of Coxsackie	429	N.A.	N.A.
Village of Cooperstown	356	312	14.1
Town of Oneonta	462	N.A.	N.A.
Schoharie County	487	467	4.3

Source: Census of Population

TABLE AP-8

POPULATION MOBILITY
VILLAGE AND TOWN OF COBLESKILL AND COMPARISON AREAS
1955 - 1960

	Village of Cobleskill	Town of Cobleskill	Village of Coxsackie	Town of Coxsackie
Percent whose residence in 1955 was in a different part of Schoharie County	27.0	33.6	23.6	15.3
Percent whose residence in 1955 was in other than Schoharie County	28.0	14.0	12.0	38.5
Percent whose residence in 1955 was abroad	1.0	2.2	1.4	0.4
Total percent who lived in a different house in 1955 than in 1960	56.0	49.8	37.0	54.2

Source: Census of Population

TABLE AP-9

MEANS OF TRANSPORTATION AND PLACE OF WORK
VILLAGE AND TOWN OF COBLESKILL
1960

	Village of Cobleskill		Town of Cobleskill	
	Number	Percent	Number	Percent
Means of Transportation:				
Total Number of Workers	1153	100.0	445	100.0
Private Automobiles or Car Pools	711	61.7	317	71.2
Walk	352	30.5	7	1.6
Other	16	1.4	20	4.5
Work at Home	74	6.4	101	22.7
Place of Work:				
Schoharie County	1046	90.7	401	90.1
Schenectady	46	4.0	11	2.5
Albany City	11	.0	8	1.8
Elsewhere	50	4.3	25	5.6

Source: Census of Population

TABLE AP-10

PERCENTAGE DISTRIBUTION OF POPULATION BY SEX AND AGE GROUP
VILLAGE AND TOWN OF COBLESKILL
1960 - 1980

	Village			Town		
Males	1960	1970	1980	1960	1970	1980
Under 5	9.4	11.0	9.6	11.4	12.8	11.7
5 - 14	15.9	15.6	17.1	19.7	19.6	21.6
15 - 24	22.0	24.3	21.7	13.4	14.9	15.1
25 - 34	10.1	11.8	15.3	11.0	11.0	12.4
35 - 44	10.9	7.2	9.1	11.4	9.8	9.8
45 - 54	10.0	8.4	5.7	12.3	9.7	8.2
55 - 64	9.3	8.5	7.2	9.4	10.3	7.8
65 and over	12.4	13.2	14.3	11.4	11.9	13.4
Total	100.0	100.0	100.0	100.0	100.0	100.0
Females						
Under 5	7.8	9.0	8.0	11.9	12.6	11.5
5 - 14	13.7	13.0	14.6	20.6	19.9	20.7
15 - 24	20.4	21.5	19.4	13.4	14.7	14.7
25 - 34	8.5	10.9	12.7	10.4	10.9	12.1
35 - 44	10.6	5.9	8.0	10.3	9.7	10.0
45 - 54	10.7	10.2	6.5	10.6	10.6	7.6
55 - 64	9.9	9.1	9.2	9.5	9.7	9.5
65 and over	18.4	20.4	21.6	10.6	11.9	13.9
Total	100.0	100.0	100.0	100.0	100.0	100.0

Source: Estimates by Consultants

TABLE AP-11

SEX AND AGE DISTRIBUTION
VILLAGE AND TOWN OF COBLESKILL
1950 - 1960

	1960		1950	
Males	Village	Town	Village	Town
Under 5	156	86	143	87
5 - 14	264	149	185	148
15 - 24	365	101	310	104
25 - 34	167	83	230	91
35 - 44	180	86	200	104
45 - 54	166	93	170	84
55 - 64	155	71	156	69
65 and over	205	86	173	75
Total	1,658	755	1,567	762
Females				
Under 5	142	88	136	89
5 - 14	294	152	181	155
15 - 24	369	99	293	98
25 - 34	154	77	241	96
35 - 44	192	96	180	98
45 - 54	194	78	191	69
55 - 64	179	70	174	61
65 and over	334	78	245	73
Total	1,813	738	1,641	739

Source: Census of Population

TABLE AP-12

PRESENT AND ANTICIPATED DISTRIBUTION OF POPULATION BY SEX AND AGE GROUPS
VILLAGE OF COBLESKILL
1960 - 1980

Males	1960	1970	Change 1960 - 1970	1980	Change 1970 - 1980
Under 5	156	242	86	253	11
5 - 14	264	342	78	448	102
15 - 24	365	532	167	568	36
25 - 34	167	260	93	402	142
35 - 44	180	159	-21	238	79
45 - 54	166	184	18	149	-35
55 - 64	155	186	31	190	4
65 and over	205	290	85	375	85
Total	1,658	2,195	537	2,619	424
Females					
Under 5	142	214	72	225	11
5 - 14	249	309	60	409	100
15 - 24	369	509	140	544	35
25 - 34	154	260	106	356	96
35 - 44	192	141	-51	226	85
45 - 54	194	243	49	184	-59
55 - 64	179	218	39	259	41
65 and over	334	487	153	604	117
Total	1,813	2,381	568	2,807	426

Source: Estimate by Consultants

TABLE AP-13

PRESENT AND ANTICIPATED DISTRIBUTION OF POPULATION BY SEX AND AGE GROUP
TOWN OF COBLESKILL
1960 - 1980

Males	1960	1970	Change 1960 - 1970	1980	Change 1970 - 1980
Under 5	86	103	17	103	-0-
5 - 14	149	157	8	188	31
15 - 24	101	120	19	133	13
25 - 34	83	89	6	109	20
35 - 44	86	79	-7	86	7
45 - 54	93	78	15	72	-6
55 - 64	71	83	12	69	-14
65 and over	86	96	10	118	22
Total	755	805	50	878	73
Females					
Under 5	88	100	12	100	-0-
5 - 14	152	158	6	181	23
15 - 24	99	117	18	128	11
25 - 34	77	87	10	106	19
35 - 44	96	77	-19	87	10
45 - 54	78	84	6	66	-18
55 - 64	70	77	7	83	6
65 and over	78	95	17	121	26
Total	738	795	57	872	77

Source: Estimates by Consultants

APPENDIX B

Economic Base

TABLE AEB-1

ESTIMATED PER CAPITA PERSONAL INCOME, RESIDENTS OF SCHOHARIE COUNTY AND COMPARISON AREAS - 1952-1961

		Counties, Capital District						
Year	Upstate New York	Albany	Rensselaer	Saratoga	Schenectady	Schoharie	Warren	Washington
1961	$ 2,260	$ 2,500	$ 2,233	$ 1,892	$ 2,563	$ 1,671	$ 2,029	$ 1,905
1960	2,236	2,410	2,168	1,841	2,514	1,592	1,985	1,898
1959	2,206	2,407	2,105	1,779	2,601	1,598	2,046	1,829
1958	2,124	2,332	2,042	1,722	2,738	1,565	1,986	1,703
1957	2,156	2,282	1,997	1,701	2,941	1,526	1,963	1,690
1956	2,059	2,188	1,870	1,607	2,891	1,578	1,818	1,679
1955	1,923	2,132	1,709	1,531	2,666	1,417	1,656	1,543
1954	1,852	2,034	1,621	1,471	2,664	1,388	1,577	1,496
1953	1,872	2,071	1,559	1,447	2,879	1,404	1,552	1,509
1952	1,783	2,026	1,475	1,404	2,707	1,443	1,510	1,482

Source: New York State Department of Commerce

TABLE AEB-2

LABOR AVAILABILITY /1
COBLESKILL LABOR MARKET AREA
1962 and 1963

Month	1962	1963
January	580	744
February	497	575
March	471	567
April	438	461
May	364	
June	268	
July	306	
August	294	
September	271	
October	346	
November	464	
December	624	

/1 A file count of persons registered for employment at the State Employment Office in Cobleskill.

Source: New York State Employment Office

TABLE AEB-3

MEANS OF TRANSPORTATION AND PLACE OF WORK
VILLAGE AND TOWN OF COBLESKILL: -- 1960

	Village of Cobleskill	Town of Cobleskill
Means of Transportation		
All Workers	1181	475
Private automobile or car pool	711	317
Railroad		
Subway or Elevated		
Bus or Streetcar	4	
Walked to Work	352	37
Other Means	12	8
Worked at Home	74	101
Not Reported	28	12
Place of Work		
Schoharie County	1046	431
City of Schenectady	46	11
City of Albany	11	
Other	46	16
Place of Work Not Reported	32	17

Source: U. S. Bureau of the Census
U. S. Census of Population: 1960

TABLE AEB-4

CHANGES IN AGRICULTURE
TOWN OF COBLESKILL
1950 - 1959

Item	1950	1954	1959	Percent Change 1959 from 1950	Percent Change 1959 from 1954
Number of Farms	124	103	89	- 28	- 14
Total Land in Farms, Acres	17,886	18,768	15,602	- 13	- 17
Acres per Farm	144	182	175	+ 22	- 4
Farms Reporting Milk Cows	97	---	69	- 29	--
Number of Milk Cows	2,171	---	2,023	- 7	--

Source: Census of Agriculture, Schoharie County: 1959
A.E. Ext. 207-41, New York State College of
Agriculture, Cornell University

TABLE AEB-5

AGRICULTURAL PRODUCTION
TOWN OF COBLESKILL
1959

Item	Number of Farms Reporting	Number of Head	Acres
Cattle and Calves	71	3,206	
Hogs and Pigs	20	62	
Alfalfa and Mixtures	60		2,564
Clover, Timothy and Grass Mixtures	42		1,371
Grain Hay	21		344
Corn Silage	44		635
Grass Silage	8		76
All Corn	46		708
Corn for Grain	8		39
Wheat	7		52
Oats	54		823
Cauliflower	1		(D)
Sweet Corn	3		4.7
Green Peas	1		(D)

(D) Data withheld to avoid disclosure

Source: Census of Agriculture, Schoharie County: 1959
A.E. Ext. 207-41, New York State College of Agriculture, Cornell University

TABLE AEB-6

MANUFACTURING
VILLAGE OF COBLESKILL AND COMPARISON AREAS: 1958

County and Community	Number of Establishments				Total Employment		Production Workers	
	Total	With 1-19 Employees	With 20-99 Employees	With 100 or more Employees	1958	1954	Number	Man-hours
Schoharie County	30	22	6	2	1,054	745	876	1,565,000
COBLESKILL	7	4	n.a.	n.a.	335	377	239	321,000

Source: U. S. Bureau of the Census
Census of Manufactures: 1958

TABLE AEB-6A

MANUFACTURING EMPLOYMENT
VILLAGE AND TOWN OF COBLESKILL
1960

	Village of Cobleskill	Town of Cobleskill
All Manufacturing Employment	235	94
Furniture, Lumber and Wood Products	71	19
Metal Industries	---	--
Machinery	37	--
Transportation Equipment	7	16
Other Durable Goods	29	16
Food and Kindred Products	16	16
Textile and Apparel Products	43	35
Printing, Publishing and Allied Industries	28	4
Other, Non-durable Goods	4	4

Source: U. S. Bureau of the Census
U. S. Census of Population: 1960

TABLE AEB-7

REVENUES
VILLAGE OF COBLESKILL
1952 - 1961

Year	Real Property Taxes	Assessments	State Aid	Other Revenue	Total
1961	$ 91,905	$	$ 11,635	$ 63,764	$ 167,304
1960	92,468	.....	11,328	57,097	160,893
1959	81,178	.....	11,628	56,186	148,992
1958	76,339	2,727	12,406	64,915	156,387
1957	67,344	.....	13,372	51,592 /1	132,308
1956	65,274	.....	14,137	53,886	133,297
1955	64,009	.....	11,506	47,903	123,418
1954	62,705	.....	10,340	44,746	117,791
1953	69,657	.....	10,510	36,741	116,908
1952	68,508	.....	8,125	35,590	112,223

/1 Includes $2,029 Federal Aid.

Source: Special Report on Municipal Affairs,
by the State Comptroller, State of New York

TABLE AEB-8

REVENUES
TOWN OF COBLESKILL
1952 - 1961

Year	General and Highway				
	Real Property Taxes	State Aid	Federal Aid	Other Revenue	Total
1961	$ 52,076	$ 32,641	$	$ 17,999	$ 102,716
1960	50,496	31,373	.....	22,565	104,434
1959	53,243	25,672	.....	18,573	97,488
1958	48,340	21,554	.....	21,964	91,858
1957	43,559	23,843	.....	15,365	82,767
1956	41,139	31,574	.....	17,939	90,652
1955	39,830	23,677	.....	17,376	80,883
1954	38,826	23,402	.....	10,804	73,032
1953	38,225	24,563	.....	14,486	77,274
1952	32,100	20,094	.....	10,519	62,713

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE AEB-9

EXPENDITURES
VILLAGE OF COBLESKILL
1952 - 1961

Year	Current Operations	Capital Outlay	Debt Service		Total
			Principal	Interest	
1961	$ 127,762	$ 12,270	$ 18,821	$ 3,991	$ 162,844
1960	124,158	.....	18,821	4,387	147,366
1959	126,432	.....	102,521	5,729	234,682
1958	127,832	8,252	23,018	5,356	164,458
1957	107,821	31,967	25,197	4,721	169,706
1956	188,101	3,089	30,544	3,860	225,594
1955	88,536	31,308	12,000	2,723	134,567
1954	89,544	72,071	12,000	2,700	176,315
1953	86,650	10,642	17,350	3,046	117,688
1952	85,305	42,377	117,415	499	245,596

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE AEB-10

EXPENDITURES
TOWN OF COBLESKILL
1952 - 1961

	General and Highway				
	Current	Capital	Debt Service		
Year	Operations	Outlay	Principal	Interest	Total
1961	$ 69,233	$ 23,000	$ 9,897	$ 599	$ 102,729
1960	72,825	23,450	13,398	716	110,389
1959	97,527	10,949	2,400	180	110,056
1958	74,956	16,500	5,678	306	97,440
1957	68,703	9,900	9,198	452	88,253
1956	72,951	14,000	6,798	337	94,086
1955	66,004	12,003	6,798	473	85,278
1954	62,495	7,100	6,798	546	76,939
1953	81,146	11,919	3,520	352	96,937
1952	66,018	2,510	4,800	120	73,448

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE AEB-11

SELECTED SERVICES
VILLAGE OF COBLESKILL AND COMPARISON AREAS
1948 - 1958

Area	Number of Establishments		
	1948	1954	1958
Schoharie County	79	144	158
Cobleskill	23	41	26
Remainder of County	56	103	132

Source: U. S. Bureau of the Census
U. S. Census of Business: 1948 - 1958

TABLE AEB-12

SELECTED SERVICES
VILLAGE OF COBLESKILL AND COMPARISON AREAS
1948 - 1958

Area	Total Receipts, All Establishments ($1,000)		
	1948	1954	1958
Schoharie County	714	2,586	2,899
Cobleskill	179	852	540
Remainder of County	535	1,734	2,359

Source: U. S. Bureau of the Census
U. S. Census of Business: 1948 - 1958

TABLE AEB-13

SELECTED SERVICES EMPLOYMENT
VILLAGE OF COBLESKILL AND COMPARISON AREAS
1948 - 1958

Area	Total Number Paid Employees Work-week Ended Nearest November 15		
	1948	1954	1958
Schoharie County	56	221	233
Cobleskill	24	99	88
Remainder of County	32	122	145

Source: U. S. Bureau of the Census
U. S. Census of Business: 1948 - 1958

TABLE AEB-14

SELECTED SERVICES, VILLAGE OF COBLESKILL: 1963

Kind-of-business group	Number of Establishments
Personal Services	14
Auto Repair, Auto Services, Garages	2
Motion Pictures	1
Hotels, Motels, Tourist Courts	3
Amusement and Recreation Services	2
Miscellaneous Repair Services	5
TOTAL	27

Source: Field Survey, April, 1963

TABLE AEB-15

RETAIL TRADE ESTABLISHMENTS
VILLAGE OF COBLESKILL AND COMPARISON AREAS
1948 - 1958

	Number of Retail Trade Establishments		
Area	1948	1954	1958
Schoharie County	315	335	289
Cobleskill	67	81	69
Remainder of County	248	254	220

Source: U. S. Bureau of the Census
U. S. Census of Business: 1948 - 1958

TABLE AEB-16

RETAIL TRADE ESTABLISHMENTS BY KIND OF BUSINESS,
VILLAGE OF COBLESKILL: 1963

Kind-of-business group	Number of Establishments
Lumber, Building Materials, Hardware, Farm Equipment Dealers	11
General Merchandise Group Stores	3
Food Stores	8
Automotive Dealers	7
Gasoline Service Stations	9
Apparel, Accessory Store	5
Furniture, Home Furnishings, Equipment Stores	1
Eating, Drinking Places	7
Drug Stores, Proprietary Stores	2
Other Retail Stores	16
TOTAL	69

Source: Field Survey, April, 1963

TABLE AEB-17

CONSTITUTIONAL REAL ESTATE TAX LIMIT PROVISIONS
VILLAGE OF COBLESKILL
1952 - 1961

Year	Limitation for Operating Purposes	Total Taxing Power
1961	$ 188,703	$ 211,515
1960	166,694	189,902
1959	144,729	167,744
1958	122,337	143,603
1957	39,270	102,040
1956	42,511	101,313
1955	49,463	81,050
1954	47,212	79,418
1953	46,745	78,028
1952	50,530	76,739

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE AEB-18

TOTAL TAX LEVY AND TAX COLLECTION PERFORMANCE
VILLAGE OF COBLESKILL
1952 - 1961

Year	Total Tax Levy for Village Purposes	Tax Collection Performance
1961	$ 88,548	99.48
1960	88,374	99.70
1959	76,995	98.74
1958	75,541	99.13
1957	65,199	99.40
1956	64,431	98.41
1955	63,983	96.56
1954	61,912	98.09
1953	64,414	97.53
1952	68,200	98.45

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE AEB-19

OUTSTANDING DEBT
VILLAGE OF COBLESKILL
1952 - 1961

Year	Debt Subject to Limit	Debt Not Subject to Limit
1961	$ 71,821	$ 184,000
1960	78,642	96,000
1959	85,463	108,000
1958	91,634	120,000
1957	102,652	132,000
1956	77,644	152,000
1955	8,150	156,000
1954	8,150	168,000
1953	-----	180,000
1952	7,350	190,000

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE AEB-20

REAL PROPERTY TAXES AND ASSESSMENTS
TOWN OF COBLESKILL
1952 - 1961

Year	Town Purposes	District Purposes
1961	$ 52,076	$ 1,671
1960	50,496	1,671
1959	53,243	1,671
1958	48,340	1,671
1957	43,559	1,671
1956	41,139	1,645
1955	39,830	1,698
1954	38,826	832
1953	38,225	700
1952	32,100	671

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE AEB-21

OUTSTANDING DEBT
TOWN OF COBLESKILL
1952 - 1961

Year	Debt Subject to Limit	Debt Not Subject to Limit
1961	$ 11,993	$ .....
1960	18,391	3,500
1959	24,789	.....
1958	7,200	.....
1957	12,878	.....
1956	22,076	.....
1955	16,874	.....
1954	23,672	.....
1953	30,470	.....
1952	17,600	.....

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE AEB-22

TOTAL ITEMIZED SPENDING BY 279 STUDENTS IN COBLESKILL
WEEK OF APRIL 22-29, 1963

Item	Total Amount Spent
Food Expenses	$ 666.96
Cafeteria Expenses	3,494.68
Room Expenses	2,117.60
Transportation Expenses:	
Auto	254.96
Bus	41.93
Taxi	25.45
Other	34.42
Amusement and Recreation Expenses	552.35
Personal Expenses	1,292.31
Time Payments on Consumer Loans	74.85
Laundry and Cleaning Expenses	129.81
Newspapers and Magazines	147.40
TOTAL	$ 8,832.72

Source: Records kept by students in Cobleskill

TABLE AEB-21

OUTSTANDING DEBT
TOWN OF COBLESKILL
1952 - 1961

Year	Debt Subject to Limit	Debt Not Subject to Limit
1961	$ 11,993	$ .....
1960	18,391	3,500
1959	24,789	.....
1958	7,200	.....
1957	12,878	.....
1956	22,076	.....
1955	16,874	.....
1954	23,672	.....
1953	30,470	.....
1952	17,600	.....

Source: Special Report on Municipal Affairs, by the State Comptroller, State of New York

TABLE AEB-22

TOTAL ITEMIZED SPENDING BY 279 STUDENTS IN COBLESKILL
WEEK OF APRIL 22-29, 1963

Item	Total Amount Spent
Food Expenses	$ 666.96
Cafeteria Expenses	3,494.68
Room Expenses	2,117.60
Transportation Expenses:	
Auto	254.96
Bus	41.93
Taxi	25.45
Other	34.42
Amusement and Recreation Expenses	552.35
Personal Expenses	1,292.31
Time Payments on Consumer Loans	74.85
Laundry and Cleaning Expenses	129.81
Newspapers and Magazines	147.40
TOTAL	$ 8,832.72

Source: Records kept by students in Cobleskill

APPENDIX C

Public Utilities

PUBLIC UTILITIES

Sources of Water - Wells

In order to determine the availability of ground waters, several test wells were drilled in 1945 and 1946, at the left side of Cobleskill Creek and west of South Grand Street, for over a mile's distance along the floor of the valley.[1] The stratigraphic data obtained from the No. 1 site, near South Grand Street, gave the following results:[1]

Feet	Soil Type
0-10	Top Soil
10-35	Clay
35-85	Gravel, Clay, Hardpan
85-103	Hard Clay
103-115	Oriskany Sandstone
115-135	Becroft Limestone
135-272	New Scotland Shale
272-300	Coeymans Limestone

At the No. 2 site rock was found at 130 feet, at 60 feet at side 3, and at 92 feet at the fourth site.

The general results of the well drilling tests showed the following:

(a) A mass of dense and impervious alluvial and drift deposits

(b) Thick deposits of clay along the Cobleskill Valley

(c) The presence of chemical compounds that indicate the probable necessity of treatment, and

(d) A rate of flow below 100 gallons per minute.

All of these factors militate against a well system as being a practical source of water supply for the Village of Cobleskill.

(1) Report on Improvements to Water Supply System - Village of Cobleskill, Schoharie County, New York, by Barker and Wheeler (February, 1947).

Existing Waterworks

At present, the water system of the Village of Cobleskill consists of (1) an impounding reservoir at Dow Creek, (2) a gravity filtration plant just at the northeast side of the reservoir, (3) the transmission main, (4) the distribution system, and (5) two storage reservoirs, one north of the Hospital, and the other near the northern Village-Town line, off North Grand Street. The 1914 pressure sand filter plant at East Street near MacArthur Avenue has been disconnected since the new gravity mechanical filter plant entered service in 1962. The map "Water System" for the Town and Village shows the location of facilities and related data. Supplementary information appears in the Appendix accompanying this Report.

1) The Reservoir:

Year built:	1887
Location and source:	Dow Creek, off Dow Street, $2\frac{1}{4}$ miles southeast of the Village Center, near Mineral Springs hamlet.
Watershed:	Approximately 1.7 square miles on Dow Creek, and approximately 0.9 square miles on Smith Creek. Level land at the upper part of the reservoir; the rest, steep slope. Heavy runoff during rain and with melting snow. Graph No. 1 shows the variability of runoff in surface supply.

Drainage area: Cleared forest for farming and cattle grazing. Total drainage area of about 2.6 square miles.

Capacity: 100 MG (million gallons).

Dependable: 550,000 gallons per day, approximately (dry period of 1956).

Water surface: Approximately 30 acres (at overflow level).

Depth: 10 feet

Construction: Formed by an earthen dam covered by stone rip rap on its inner slope about 20 feet high above the downstream toe.

Water quality: High color and low turbidity; high turbidity during heavy runoff; unpleasant tastes and odor during summer; moderate hardness and alkalinity.

2) The Filtration Plant:

Year built: 1962

Location: At the northeastern side of the reservoir. This location allows the filtration and distribution of the water supply by gravity.

Design capacity: One MGD (million gallons per day) of clarified, treated and filtered water. The plant design included the possibility of enlargement to safely cover additional capacity as the needs developed. (When required, additional clarifiers and filters can be constructed, and will be served by the existing auxiliary equipment. The filtration plant fulfills the New York State Department of Health requirements.)

Type: Gravity filter plant: the water enters, due to gravity, from the impounding reservoir, is pre-treated, sedimented, then filtered and disinfected before it is delivered into the transmission system.

Basic equipment: Two solid contacts clarifiers (500,000 gallons a day each) provided with a mechanical sludge scraper.

Three filter units with a total filtering rate of one MGD (million gallons a day).

A clear well with a total capacity of 70,000 gallons.

One 35 KW standby power plant.

3) The Transmission Main:

Year installed: 1887

Type: Cast iron pipes.

Sizes and extensions:

115	feet of 16" pipe
1,872	feet of 12" pipe
8,496	feet of 10" pipe
Total: 10,483	feet of pipe

Coefficient of discharge: 80 (130 is obtainable through a new cast iron pipe).

Delivery capacity: Over 800,000 GD (gallons a day), or 550 gpm (gallons per minute).

Problems: Tuberculation - the presence of tubercules of iron rust - is one of the constant problems in some of the old mains; this problem, if not corrected in time, leads to leaks in the pipes.

Because of the fast growing rate of water consumption from 1944 to 1946, the coefficient of discharge through the main was checked and found at the low figure of 60, in relation to a new pipe which has a coefficient of 130. This situation was corrected by clearing the main, and afterwards a coefficient of 100 was estimated.

The high rate of metered delivery to the Village showed that during the period of 1956 to 1959 an excessive waste of water occurred, mainly through leakage. The main was found to be broken and repairs were made in some places, as were the major leakage points.

By 1959, the coefficient of discharge of the transmission main was calculated to be approximately 80, a figure that shows a reduction in the transmission capacity. Fortunately, today the Village of Cobleskill owns adequate devices for the cleaning operation.

By 1960, the average yearly water consumption was estimated at 450,000 gallons a day, 137,000 gallons a day lower consumption than in the preceding year.

4) The Distribution System:

Consists of cast iron, some (the newer) cement lined pipes with sizes from 4" to 8" (see separate map "Water Supply"), covering almost completely the developed Village area. The pipe sizes are fairly adequate for present use and would be too small to serve future expansion.

5) Storage Reservoir:

A - Year built: 1947

Location: Near Quarry and North Streets, north of the Hospital

Type: Stand pipe.

Function: Distribution storage.

Capacity: 560,000 gallons.

Base elevation: 1096.5 feet.

Overflow elevation: 1128.0 feet

B - Year built: 1953-1954

Location: North Grand Street at the Village-Town line.

Type: Stand pipe.

Function: High service distribution.

Capacity: 200,000 gallons.

Overflow elevation: 1245 feet.

A booster pump station is located in the park at North Grand Street near Maple Road.

TABLE A.PU-1

WATER ANALYSIS - VILLAGE OF COBLESKILL

Samples Collected at Cobleskill, May 15, 1959

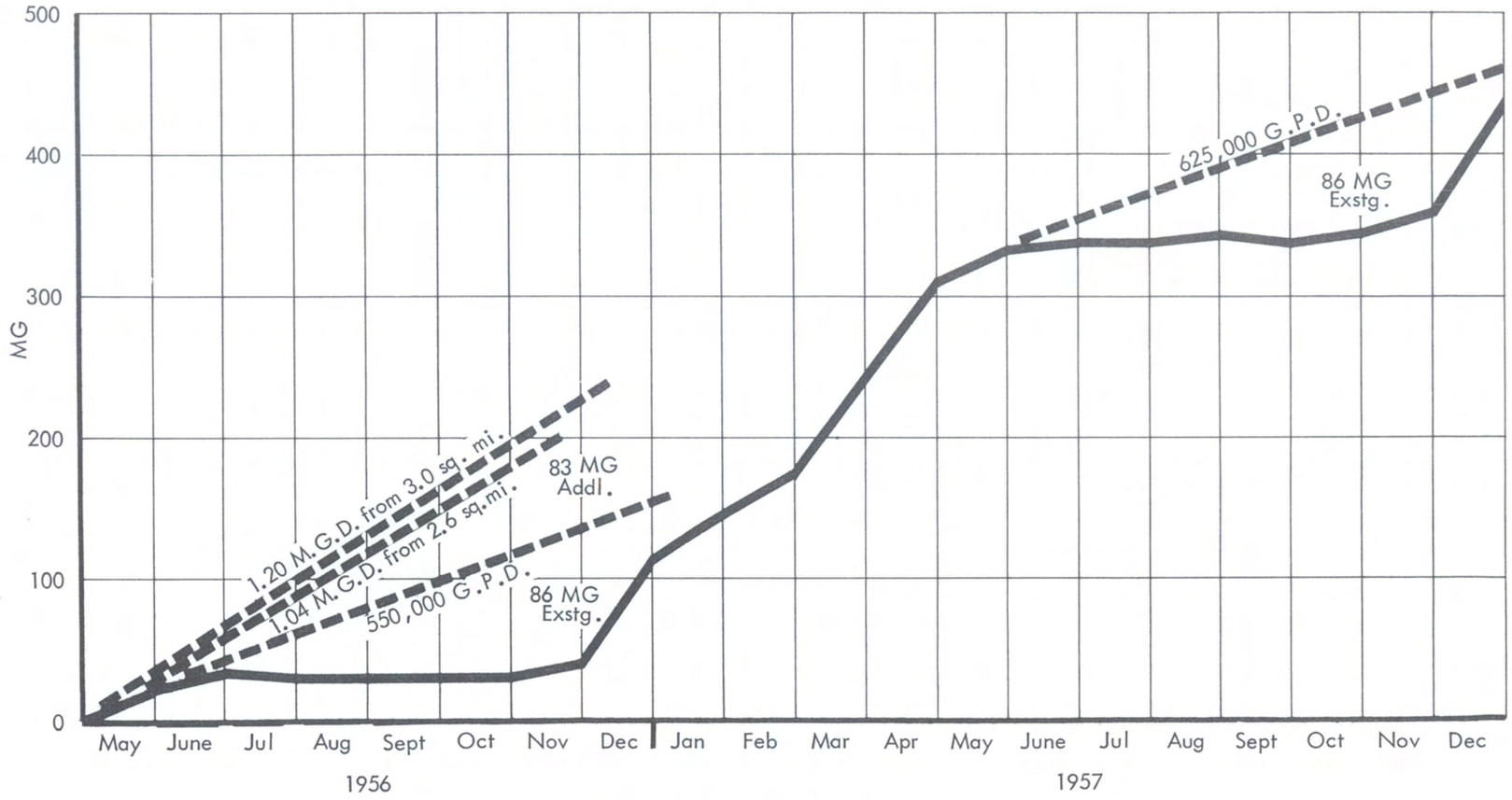
	Raw Water			Raw Water
Turbidity	6		Hardness	48
Color	20		Alkalinity	36
Threshold Odor B.M.	6		Free Carbon Dioxide	0.5
40° C.	8		pH	8.0
60° C.			Iron (Fe)	0.13
			Manganese (Mn)	0.11
			Consumed Oxygen (O)	3.2
Microscopic Organisms	54	Cryptomonos	Chlorides (Cl)	2.5
(Standard Units per ml.)	16	Asterionella	Nitrites (N)	0.008
		Rotifers present	Nitrates (N)	0.100

Physical and Chemical Analysis Only:

This analysis indicates that the water is representative of the average runoff of Cobleskill raw water. The odor is such that objectionable chlor-organic taste compounds would be produced unless "break-point" chlorination be practiced.

Flocculation tests indicated that excellent setting and color removal can be effected with 2.2 grains per gallon alum dosage (aluminum sulphate).

Source: Village of Cobleskill, Water Treatment Plant, Superintendent's Office (Smith Report, 1959)



MASS CURVE OF RUNOFF
1956 - 1957

Source: Village of Cobleskill, Water Department

APPENDIX D

Neighborhood Analysis

TABLE A.NA-1
CONDITION OF RESIDENTIAL STRUCTURES
SELECTED AREAS IN THE TOWN OF COBLESKILL
1963

CONDITION RATING	LAWYERSVILLE NUMBER	LAWYERSVILLE PERCENT	BARNERVILLE NUMBER	BARNERVILLE PERCENT	BRAMANVILLE NUMBER	BRAMANVILLE PERCENT	MINERAL SPRINGS NUMBER	MINERAL SPRINGS PERCENT	TOTAL NUMBER	TOTAL PERCENT
1	24	62	20	61	17	74	19	70	80	65
2	12	31	7	21	5	22	5	19	29	24
3	3	7	6	18	1	4	3	11	13	11
TOTAL	39	100	33	100	23	100	27	100	122	100

Source: Condition Survey Conducted by Consultant in December of 1963

TABLE A.NA-2
RESIDENTIAL STRUCTURAL CONDITIONS BY NEIGHBORHOOD
VILLAGE OF COBLESKILL
1963

CONDITION RATING	ONE FAMILY	TWO FAMILY	THREE OR MORE FAMILY
		NEIGHBORHOOD # 1	
1	149	26	5
2	36	30	4
3	5	4	1
4	2	-	-
		NEIGHBORHOOD # 2	
1	150	19	4
2	70	26	6
3	18	2	1
4	8	1	2
		NEIGHBORHOOD # 3	
1	25	3	-
2	12	10	4
3	8	3	3
4	3	-	-

Source: Condition Survey conducted by Consultant in December of 1963

SARGENT
WEBSTER
CRENSHAW
& FOLLEY

ARCHITECTS ENGINEERS PLANNERS